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BEGIN ON PAGE 30**

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The 'Right to Leave' for Soviet Jews: Legal and Moral Aspects

Leaving Russia (by the former editor of EXODUS)
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Main document:

EXODUS No. 4—full translation of latest issue of the Jewish underground publication in the USSR

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OVERSEAS NEWS

Italy's neo-fascists win 400,000 votes

From TULLIA ZEVI—Rome

Anger, fear and frustration, not allegiance to fascist ideology prompted more than 400,000 Italians to vote for the first time for the neo-fascist Italian Socialist Movement (MSI) in the local elections last week.

In these one-fifth of the Italian electorate took part in the poll for 180 town councils, including Rome, Genoa and Bari, and Sicily's regional government.

The MSI, which polled 5.8 per cent of the vote in the last General Election, doubled its vote in Rome where it was placed third after the Christian Democrats and the Communists.

In Sicily it almost trebled its vote to be placed second in the percentage of votes received.

The neo-fascist campaign was totally free of antisemitic and anti-Zionist themes.

The MSI's new voters are believed to be mainly former supporters of the monarchist and liberal parties and Right-wing Christian Democrats who resent reforms and feel that the Government cannot control the mounting wave of political and criminal violence and fear that it may seek an alliance with the Communists.

These voters are thought to include wealthy property owners who fear expropriation; and small businessmen hit by strikes, the economic recession and rising costs.

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Law and order

The neo-fascists shrewdly capitalised on such trends by preaching the need for law and order and promising to save the nation from chaos and Communism in a campaign reported to have cost more than £400,000.

Possibly a few hard-hat small Jewish businessmen may have voted for the MSI but the vast majority of the Jewish electorate continued to support the moderate and progressive parties.

Two Jews, one Communist, the other Republican, were elected to the Rome municipal council.

Observers here emphasised the need not to over-dramatise the neo-fascist gains in the local elections.

They have also emphasised that the elections gave the Socialists, the Republicans and the Social Democrats a sufficient majority to assure a continuation of the Centre-Left coalition. However, the psychological shock to the country was unquestionable.

The chief architect of the MSI's gains was 56-year-old Mr Giorgio Almirante, the party's shrewd, quiet and eloquent secretary who took office in 1969.

A former journalist and staunch supporter of Mussolini, he has succeeded in creating the party's patriotic and anti-Communist image respectful of democratic rules.

Success may lure back within the party fold part of the extremist groups, including several thousand militarily-trained activist die-hardes, some of them outspokenly anti-semitic, who would change the party's tactics.

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Vienna honours for Freud

From our Correspondent

Dr Sigmund Freud's home in Vienna, in which he worked for 47 years, was opened as a museum and a psycho-analysis centre in his memory last week. Dr Bruno Kreisky, the Austrian Chancellor, and Dr Friedrich Hecker, the president of the Sigmund Freud Society, presided at the opening ceremony.

The centre was established by contributions from the Austrian Government and the Vienna community. Professor Freud, who came to Britain as a refugee in 1938, died in London in 1939.

The flat at 19 Berggasse has been furnished to look as much as possible as it did when Freud lived there. Dr Anna Freud, Professor Freud's daughter, lives in London, did not attend the ceremony, but she is expected to visit Vienna next month for a national psycho-analysis congress.

Until some years ago, the community had refused to accept a proposal to name the building after Freud. Dr Sigmund Freud's memoirs allowed only a small plaque to be placed on the building, and his appointment as a professor at Vienna University.

The new group will assert its "Jewish power" to fight poverty and discrimination. Rabbi Kahane told the press before the meeting began that he and the JDL would step out of the picture once the Council had become well established.

He said that some 200,000 New York Jews living at or below the poverty level were not getting their share of federal poverty relief funds. Also, while there were poor Jews in twelve of the city's designated areas, they were represented on only two official anti-poverty councils.

Rabbi Kahane alleged that the Federal Small Business Administration discriminated against Jews in granting loans, favouring Negroes, Puerto Ricans, Mexicans and American Indians.

A survey conducted under the auspices of the American Jewish Committee has found that 15.3 per cent of American Jewish families have an income of less than \$3,000 (about £1,250) a year.

MR SYDNEY ROBINS is the first Jew to be appointed the chief official of the Upper Canada (Ontario) Law Society.

Yiddish has been recognised as a language for entry. Many students from Melbourne Yiddish schools enrolling for arts degree course at the university are now exempted from study of another foreign language.

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HOME NEWS

Gabay likely to quit Carmel

Jewish Chronicle Reporter

Mr Joshua Gabay, former acting headmaster of Carmel College, is likely to resign from the staff of the school. The move comes in a series of stormy events at Britain's only Jewish school since the controversial appointment last month of Rabbi Jeremy Rosen as headmaster.

Mr Gabay's final decision will depend on the outcome of his meeting with the school's governors next week, when he will seek confirmation of his position.

The move will concern a number of staff, including a statement at the school's speech day last week that the school's governors, led by Mr David Stamler, had offered the headship to Mr Gabay.

Addressing parents, pupils and staff, Mr Harris attacked the Jewish Chronicle for "utter irresponsibility" in criticising the governors' decision and declared that Rabbi Rosen's appointment was not based on "hereditary rights", although he was the son of Carmel's founder, the late Rabbi Dr Kopel Rosen.

Rabbi Rosen, who was married earlier this month, takes up his headship in July.

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Shechita boss walks out

Jewish Chronicle Reporter

Mr Jack Brenner, hon. secretary of the National Council of Shechita Boards, has resigned following a row at its meeting on Monday during which he walked out in anger.

He told the meeting: "If you want a secretary who nequiseses in everything someone wants him to do, whether right or wrong, it is time you got another secretary."

"It makes the council happy, accept my resignation. I have been made ill by this council. I no longer want to associate with it."

The row started during a discussion on an incident at the Luton abattoir. A casting-pen gate had broken and an animal had escaped. The council's engineers had examined the pen and stated that it should be replaced.

Subsequently, the Chief Rabbi intervened and ordered that shechita at Luton should cease until the machine was repaired.

Mr Brenner walked out during the heated discussion after Alderman J. Lobenstein, representing the Union of Orthodox Hebrew Congregations, said that he was disgusted at the manner in which the case had been put before the council.

It was a "communal scandal," Mr Lobenstein declared, that the council had acted as "informers" to a public authority before efforts were made to straighten out the problem.



Mrs Thatcher with Carmel's acting headmaster, Mr R. Lewis Evans, and Mr Henry Harris, chairman of the school governors

Piracy 'threat to peace'

By our Parliamentary Correspondent

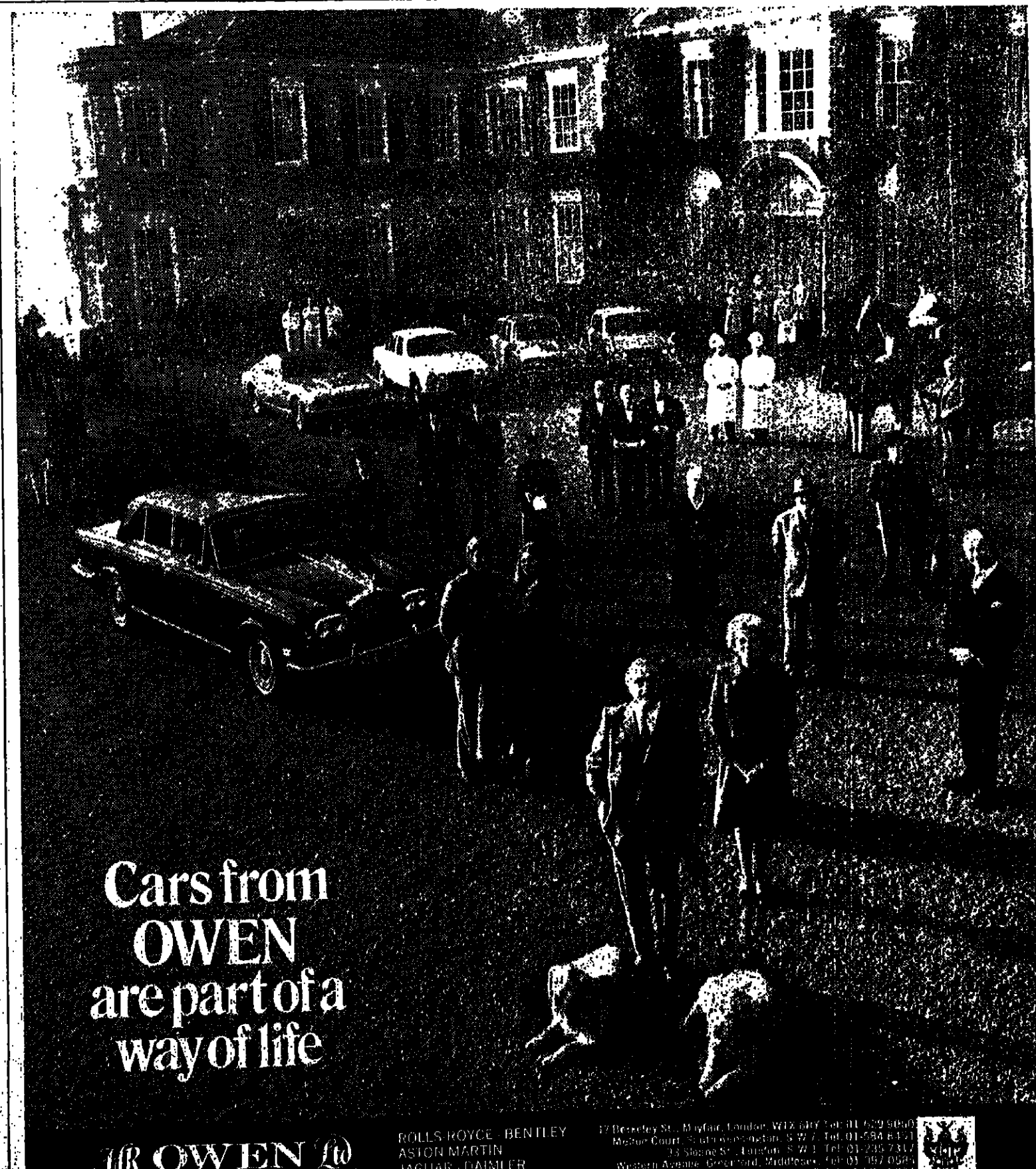
Mr Anthony Royle, Under-Secretary for Foreign Affairs, has rejected a suggestion that Britain should refer to the Security Council to the question of the Arab terrorist attack on the Liberian tanker Coral Sea in international waters.

The matter was raised in the Commons by Mr Greville Janner (Lab., Leicester, NW), who stated that he saw the attack on the

tanker, en route to Elath, as a threat to world peace.

Mr Royle said: "As a major shipping power, we deplore acts of violence against international shipping and, on the facts available, take a most serious view of this incident."

"We will keep the situation under close review, but are not in favour of raising it at the Security Council."



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Deputies attack Fidler over Commons vote

Jewish Chronicle Reporter

Renewed clashes between members of the Board of Deputies and their president, Alderman Michael Fidler, MP, over the Government's Immigration Bill occurred at Sunday's meeting of the board at Woburn House, London. They followed an earlier row in which the board expressed its opposition to the Bill, while Mr Fidler supported it during its second reading in the Commons.

Mr Fidler was attacked on Sunday for voting with the Government in excluding from the Bill the right to political asylum, one of the demands made by the board at its April meeting.

Opposition followed Mr Fidler's presentation of the executive committee report, which noted "with pleasure" that some of the points raised with the Home Secretary by a board deputation in April were conceded in the Bill's committee stage last week.

Mr H. Diamond, chairman of the board's law and parliamentary committee, revealed that the expression of "pleasure" was inserted in this report by the president.

Mr Victor Mishcon, a vice-president of the board, stated that the executive committee had told Mr Fidler that if he refused to convey the board's views to the Commons, then to his own and the committee's embarrassment they would have to ask another MP to do so.

Mr Mishcon criticised Mr Fidler for voting with the Government on the political asylum issue, and expressed regret that the Commons records showed that the board's president had done so. He added that he would have preferred Mr Fidler to have abstained.

Mr Diamond declared that there was now only one opportunity left to the board. It had to find someone in the House of Lords who would represent the board's views without reservations when the Immigration Bill debate opened there.

In a raised voice, Mr Fidler retorted that he was not prepared to be pilloried by his colleagues on the executive for "neglecting my obligations." He had undertaken at a meeting of the executive committee to present the board's views to the House of Commons committee and he had done so.

"I support some sections of the Immigration Bill on behalf of the 75,000 people who voted me into Parliament," he declared.

Mr Fidler added that in the committee debate last week he

could not vote for the Opposition amendment regarding political asylum. He did not say, however, why he did not abstain.

After shouts of "shame" and "resign," Mr Fidler read out the speech he made in the House and the Home Secretary's reply to it. He expressed regret that the board's efforts did not lead to the inclusion in the Bill of the right of admission without regard to race, colour or religion, and of the right to political, racial or religious asylum.

He added, however, that these principles would be safeguarded when the Bill became law.

The debate ended when Mr Fidler offered to delete from the executive committee's report the expression of pleasure and Mr Mishcon agreed to withdraw his earlier proposal to reject the report.

Plea rejected

By our Parliamentary Correspondent

An appeal to the Government to provide firm guarantees relating to non-discrimination and political asylum was made in the Commons by Mr Michael Fidler (Con., Bury and Radcliffe) during a discussion on the Immigration Bill. "These two principles are sacred and inviolable," he said.

Mr Fidler suggested that the right of asylum should be written into the Bill instead of being contained in regulations to be drawn up by the Home Secretary.

Replying, Mr Maudling said he could not agree to the inclusion in the Bill of regulations to be made under it, although Parliament would have a measure of control over the use of his powers.

Mr Stanley Clinton Davis (Lab., Hackney Central) said the Bill had been condemned, if not wholly, certainly in many material respects by the Board of Deputies [of which Mr Fidler is president].

JDL 'invasion' Sir Isaac opens school opposed

Jewish Chronicle Reporter

An extension of the Jewish Defence League's activities in Britain has been strongly opposed by Mr Victor Mishcon, chairman of the defence committee of the Board of Deputies.

His warning follows the appearance in last week's Jewish Chronicle of an advertisement placed by the JDL, pledging its commitment "to go to the defence of any Jew wherever antisemitism appears."

Speaking at Sunday's meeting of the board, Mr Mishcon stated that the Jewish community would be "strongly advised" to make contact only with the authorised defence organisations—the Board of Deputies and the Association of Jewish Ex-Servicemen.

He added that if the league were to follow the example of its American counterpart, it would be not only most unwelcome, but also dangerous.

"There is no room," Mr Mishcon declared, "for inexperienced groups in Jewish defence work."

Sandelson wins at ninth attempt

Jewish Chronicle Reporter

Mr Neville Sandelson, who won the Hayes and Harlington by-election last week, doubling the Labour majority to over 10,000,



has become the 40th Jewish Member of the present House of Commons.

He comes from a well-known family in Leeds, where his father, a solicitor, was for many years leader of the Jewish community.

Mr Sandelson, who is 47, is a practising barrister with chambers in the Temple. He has also been engaged in publishing and in TV production.

He is a council member of the Labour Friends of Israel and of the Anglo-Jewish Association.

Mr Sandelson's victory at Hayes and Harlington was his ninth attempt to enter the Palace of Westminster. [See Focus, page 11.]

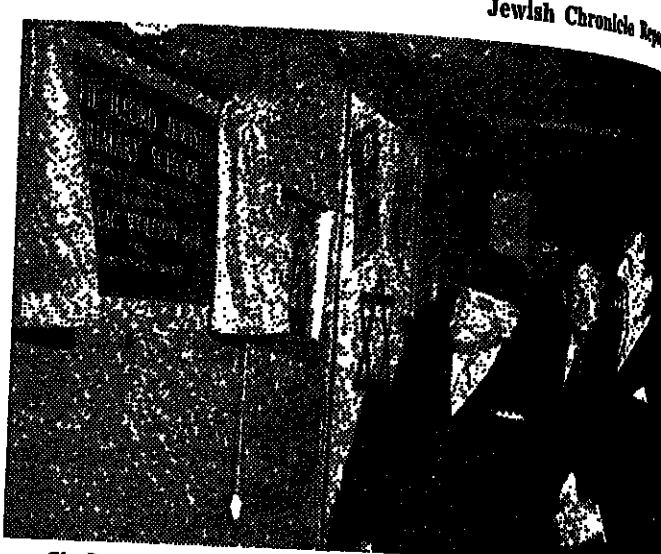
Board 'failing to give lead'

Jewish Chronicle Reporter

Allegations that the Board of Deputies had failed to lead or organise the British protest campaign against the persecution of Jews in Russia were strongly denied by its president, Alderman Michael Fidler, MP, on Sunday.

Mr Fidler told the board that such allegations could have been made only by those who were either ignorant of the board's activities or had "themselves failed to play their full part" in it.

Mr Harry Landy, giving the report of the foreign affairs committee, blamed individual Jews for failing to devote some of their time to demonstrations against Soviet persecution of Jews. These actions, Mr Landy asserted, had been of real benefit to Russian Jews.



Sir Isaac with Chief Rabbi Jakobovits at the opening ceremony

The Ilford Jewish Primary School, officially opened on Sunday by Sir Isaac Wolfson, may become the first in the country to be fully bilingual, the Chief Rabbi, Dr Immanuel Jakobovits, declared at the opening ceremony.

Officiating at the consecration were the Rev S. Black, minister of the Ilford Synagogue, and the Rev J. Skaletsky, its reader. Scriptural verses were read by a number of the pupils.

Speakers included Sir Isaac, who unveiled a plaque; the deputy mayor of Redbridge, Councillor D. Stephens; Mr Tom Iremonger, MP for Ilford North; Mr Stanley Rosslyn, the headmaster; and Mr T. J. Phillips, chairman of the school managers, who presided.

The school was formerly the Stepney Jewish School, which transferred to Ilford last year and which would have celebrated its centenary this year.

A Chief Rabbi's semicha is challenged

Jewish Chronicle Reporter

The rabbinical credentials of Moscow's aged Chief Rabbi Yehuda Leib Levin have been publicly challenged for the first time—by an acknowledged expert on Soviet-Jewish affairs in London.

Chief Rabbi Levin, who is 77, has on several occasions been called on by the Soviet authorities to attest to the absence of Jewish discrimination in Russia, as well as to condemn as "anti-Semitic" the official antisemitism made abroad.

Addressing a brains' trust on Soviet Jewry, arranged last week by the B'nai B'rith, Mr Chimen Abramsky, reader in modern Jewish history at University College, London, questioned the rabbinical qualifications of the man who has occupied the office of Chief Rabbi in Moscow since the death of Rabbi Shlomo Schiller in 1957.

Mr Abramsky, a son of Dayan Yecheskel Abramsky (the former senior dayan of the London Beth Din, who now lives in Israel), said that he had it on very reliable authority that nothing was known of Chief Rabbi Levin having received semicha (rabbinical diploma).

New journal launched

Jewish Chronicle Reporter

Soviet Jewish Affairs, the first journal of academic standard dealing with Jewish problems in the Soviet Union and Eastern Europe, was launched last week by the Institute of Jewish Affairs in London.

The journal will appear twice a year and replaces a bulletin on the same topic published since January, 1968. Its editor is Mr Jacob Miller, formerly senior lecturer in Soviet institutions at Glasgow University.

The first issue includes an English translation of the complete text of the fourth number of Exodus, a Soviet-Jewish underground publication.

Why American airmen are marrying out

By GERALD SMITH and MICHAEL FREEDLAND

A large proportion of American Jewish airmen stationed in Britain have either married out, are intending to do so, or are out of camp with non-Jewish girls. This was revealed to the Chronicle by the chaplain responsible for the spiritual and welfare of the Jewish airmen at the bases.

It is Captain Chaim Schertz, a young officer and former student, who is reading for a degree in philosophy. At his base's chaplaincy building in Southend, Suffolk, Captain Schertz told us the depressing story.

"The airmen must register their religion on joining the Service and I would not think it likely that a Jewish airman would put himself down as anything else—although I suppose it is possible."

Another factor which leads to "opting out" is that the bases are not near any centre which has an established Jewish community.

One 19-year-old Jewish airman at Ruislip said: "I have tried to make contact with Jewish organisations in London, but no one seems to want to know."

"They are all concerned with their own members and don't want to be bothered with a stranger. I can understand that—but why should I go out of my way to mix with Jewish people? I don't want to push myself, do I?"

Rabbi Sylvan Kamens, who was 118 Air Force chaplain in Britain from 1961 to 1964, said: "This last

and families had, in the unmarriageable in America being posted overseas."

Captain Schertz arrived in Britain 18 months ago, nearly a year before he came to him for permission to marry non-Jewish girls out of them from villages and the camps. Many married and took them back to the States as GI brides.

Captain Schertz blames parents' situation. Not enough Jewish history and, as a result, they are from the fold once they are servicemen.

The story is always the same. From the neighbouring towns villages come to the bases for dances, and many of the Jewish boys end up by living with them, the chaplain said.

"Until the outbreak of the Second World War the Chief Rabbi of Moscow was a shochet somewhere in Ukraine. He emerged from obscurity only after the war, following the death of Rabbi Schiller whose own rabbinical credentials were never in doubt."

"Had I been in the United States during Chief Rabbi Levin's tenure, I would have asked him a few pertinent questions myself," Mr Abramsky said.

Other members of the brains' trust were Mr Jack Miller, editor of Soviet Jewish Affairs, the journal of the Institute of Jewish Affairs and the Institute's director, Dr Roth.

He said that a number of the airmen tended to hide their Jewishness. Many put themselves down as Protestant or Roman Catholic.

Recently led to an embarrassing and tragic situation, a Jewish airman died and was buried in a Christian grave. His parents asked the rabbi why this happened and were shocked to find the reason.

There are about 1,500 married between American and English girls each year. Before any marriage can take place there has to be a decision between the airman and his parents. This is absolutely compulsory and every Jewish airman must himself meet his own



Airmen Stephen Groll

always been a problem. One always had to go out and look for the Jewish Servicemen.

"But once one organised services for them and held functions, like at Chantwell, they seemed to come and the contact made was usually retained."

Officers are no different in their approach to the problem. A senior officer at one camp is planning to marry out, the chaplain told us.

Occasionally, there is a glimmer of light in the depressing story. Stephen Groll, for example, a 21-year-old airman at Lakenhead air base, has just returned from Vietnam. He became religious and now walks about the camp wearing a yarmulka.

Sanctuary recalled at Sandwich

Jewish Chronicle Reporter

Former Jewish refugees from Nazi Germany gathered on Sunday to pay tribute to the town which saved their lives.

For one afternoon, the curious winding streets of the medieval English town of Sandwich, one of the Cinque Ports, rang to the unexpected Continental accents of those who remembered it as a sanctuary over 30 years ago.

At a simple ceremony by the Old Toll Bridge, a memorial plaque was unveiled by the sole surviving founder-member of the Richborough transit camp, Mr Julian Layton, to commemorate the camp which in 1939-40 provided a home for some 5,000 Jews who fled from Nazi persecution.

The ceremony was opened by Mr L. Lew, a former staff member of the camp, who later became a captain in the British Army. He recalled the events leading up to the camp's establishment following the notorious "Crystal Night" in Berlin in November, 1938.

The Rev Dr Isaac Levy, chaplain to the Richborough Prisoner Camp after the outbreak of war, recalled some of the sad moments at the camp, particularly during Passover, when the men's thoughts

"swayed away from Richborough and over the Channel, wondering how many of their relatives would survive."

The Mayor of Sandwich, Councillor Mrs C. J. Maughan, summed up the event by remarking: "What Sandwich did for the refugees was what anyone with a heart would have done for anybody. Sandwich has a reputation for having a good heart."

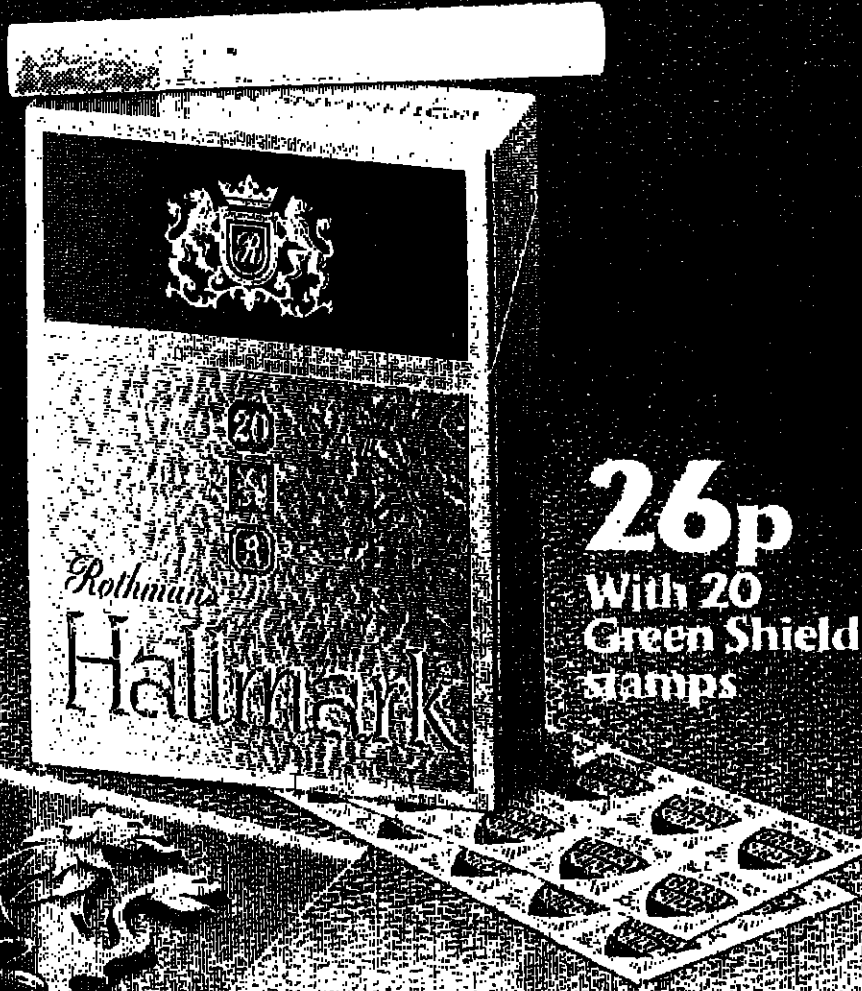
Peace award

Jewish Chronicle Reporter

World Orf is one of three organisations to receive the first Cardinal Augustus Bea award for "exceptional merits in the promotion of peace and progress and the furtherance of social justice within the human community."

The award, given by the International Foundation Humankind, was presented to Orf at the Federal Palace in Berne, Switzerland, by Dr Rudolf Guggi, the Swiss President. The other organisations honoured were Christian Aid and Misereor.

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Radical scheme to enliven services

Jewish Chronicle Reporter

Chief Rabbi Jakobovits is planning to appoint a "services counsellor" to advise congregations in Greater London on how to enliven synagogue services.

The plan is contained in a memorandum on services circulated to all synagogues following the Chief Rabbi's recent pronouncements on the subject to the association of chazanim.

Dr Jakobovits' scheme is based on the consideration that the present social climate, as well as the classic traditions of Judaism, demand that worshippers be involved as participants in services and not merely as onlookers "attending a performance."

Every Jew, he believes, should be competent to conduct services, at least to the extent of leading a simple afternoon or evening service and to recite from the Torah or the Haftara.

"Every service should be a unique religious experience, offering some insights, some instruction and variation to make today's service different from and more enriching than yesterday's," according to the memorandum.

There should be no act of worship without some study and learning; active participation of young people and children could immensely enhance the charm and attractiveness of services.

The Chief Rabbi urges the promotion of congregational singing, with congregants trained in some of the popular tunes. Competent people, moreover, should be encouraged to conduct afternoon and other services, provided their religious worthiness and ability are certified by the minister. Here, the Chief Rabbi gives authority to ministers to grant such approval.

The concluding part of the Shabbat service should be conducted at least once a month by young people, including boys under the age of 13, provided they are Sabbath observers and able to read and intone prayers correctly.

Allyot limited

The Chief Rabbi is asking ministers to preface the reading of both the Torah and the Haftara with a five-minute talk. Once a month, and on festivals, a five-minute talk on a selected prayer should also be given.

Occasionally, these talks should be given by young people, provided they have been adequately prepared.

Of the 21 hours to which, according to the Chief Rabbi, the routine Sabbath service should be limited, 30 minutes should be allowed for the sermon and scriptural and liturgical interpretations. The reading of the Law should not exceed 40 minutes; allyot on Sabbaths should be strictly limited to seven (plus maftir) and, in exceptional cases, to a maximum of ten.

Special regular classes should be established on a congregational or regional basis to promote participation in and appreciation of synagogue services. Others should deal with the history, structure and significance of Jewish liturgy.

The reader should endeavour to establish a volunteer choir of members and their sons, augmenting or replacing professional chorists.

Special classes should be set up for fathers of barmitzva boys so that they can familiarise themselves with the service and with the laying of tefillin.

Every congregation should set up a "services committee," acting as a sub-committee of the board of management, to keep the synagogue service "under constant review."



Members of the Association of Jewish Women's Organisations marching on Tuesday to the Soviet Embassy in London.

Government concern over trials

Jewish Chronicle Reporter

The British Government recognises the feelings which have been expressed against the show trials of Jews in Russia and, although they are gravely concerned, have no standing to intervene officially.

This was the effect of statements by Mr Joseph Golder, the Minister of State for Foreign Affairs, in Parliament on Monday. He was replying to Mr Greville Janner, who asked the Government to make representations in accordance with the Universal Declaration of Human Rights.

The Minister pointed out that the Soviet Union did not support the declaration when it was adopted in 1948. It was, therefore, not the best basis for an approach to Russia on this matter. "The Soviet Government are well aware of our views, which were repeated by the British delegate to the Commission on Human Rights at Geneva in March," he added.

The continuing round of Soviet trials was raised with a Soviet delegation in Jersey in a 45-minute talk with Mr Graham Hirschfield, a member of the Universities Committee for Soviet Jewry, who lives on the island. The discussion was widely reported in the local press and television.

The first secretary at the Soviet

Embassy in London, Mr Filatov, told Mr Hirschfield that his wife, who is Jewish, did not suffer any discrimination. Pressed about the lack of Jewish religious facilities in Russia, he asserted that there were only four synagogues in London.

East European anti-Communist exiles have been told to emulate British Jewry in their campaign on behalf of their own oppressed nationalities within the Soviet Union. At a brains trust arranged by the (Ukrainian) Mazepa Society last week, Mr Peter Reddaway, expert in Soviet affairs at the London School of Economics, praised the Jewish community here for its achievement in getting the national press and British public opinion generally interested in the plight of Soviet Jewry.

Mr Michael Roberts, MP, presented a petition to the Soviet Embassy on behalf of Cardiff Jewry. The Glasgow Jewish Representative Council has sent a cable of protest over the treatment of Mrs Raiza Palatnik to the Soviet Premier, Mr Kosygin. On Tuesday, the Association of

Jewish Women's Organisations a rally at Speakers' Corner, test against the trials. A procession then marched to the Soviet Embassy, where a protest was handed in. An spokesman stated, however, the staff had no interest in the proceedings inside the building.

More than 1,000 women were expected to attend the rally, but about 300 did so. One of the speakers attributed the lack of protest to the fact that the demonstration coincided with the Rose Day and that many women were helping in hospitals.

An all-night vigil was held outside the Soviet Embassy on Tuesday by members of the Jewish community.

A three-day seminar on Jewish Jewry is to be held in the next week by the USC's new joint chairman, Mr. J. and Howard Golding. Exilees from most of British universities are expected to take part.

The seminar is the first in a programme designed to help universities' campaign on behalf of Soviet Jewry on a long-term basis and to involve all Jewish students in its activities.

A Soviet Jewry Week is to be held at all universities from September 14.

Council combating permissiveness

£3,000 gift to Avivim

Jewish Chronicle Reporter

The outstanding work of the Jewish Marriage Education Council in combating the evils of the permissive society was underlined by Rabbi Raymond Apple, chairman, at the council's annual meeting held at the Hampstead Synagogue.

The challenges facing the council were ever more insistent, he declared. The permissive society advocated the rejection of old codes and standards. Recent years had seen permissiveness in sex

education, where the tendencies were to vulgarise and trivialise sex; pre-marital sex, which was widely practised and condoned; adultery, which was becoming in some circles a suburban sport; and mixed marriage, which would be bound to increase still further the more the community took it for granted and failed to combat it effectively.

Yet, at the same time, the permissive society offered opportunities to the council. In the new atmosphere of frankness it was possible to speak openly about aspects of Judaism such as mikva and birth control. In an age of confusion some young people were beginning to seek firm anchorage and the council had to give positive guidance.

The following were elected: Rabbi Raymond Apple, chairman; Rabbi B. J. Gelles and Mrs M. Carr, vice-chairmen; Mrs L. Grahame and Mrs A. Winegarten, joint treasurers; Mr L. Finn and Mrs N. Kornbluth, joint hon. secretaries.

New director

The new director of the Hebrew University of Jerusalem, Prof. P. D. J. Drach, has taken up his duties in succession to Prof. Zander.

More Home News on page 10.

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Two of the junior models at a fashion show held last week by British Women's Ori at Derry and Toms, Kensington, which raised nearly £400 for the Ori school in Ramat Gan.

IDEALISM

Victor Fedoseyev who, until his departure for Israel in March, was editor of Exodus, the Soviet-Jewish underground magazine, spoke to George Garai during a visit to London.

He fights for human rights

The high cheekbones, the floppy fair hair and the piercing blue eyes give the appearance of a typical Russian—which in fact he is. His wife Rachel, however, is Jewish. But Victor Fedoseyev became such a prominent figure in what he calls "the Jewish national movement," that the Soviet authorities forced him to leave his country of birth with 24 hours' notice.

In the summer of 1959 Mr Fedoseyev drafted the petition to the United Nations over the signatures of 25 Moscow Jews, asking for help in emigrating to Israel. Another famous letter, which was handed to a high-ranking Soviet diplomat in Paris in February 1970, also came from his pen.

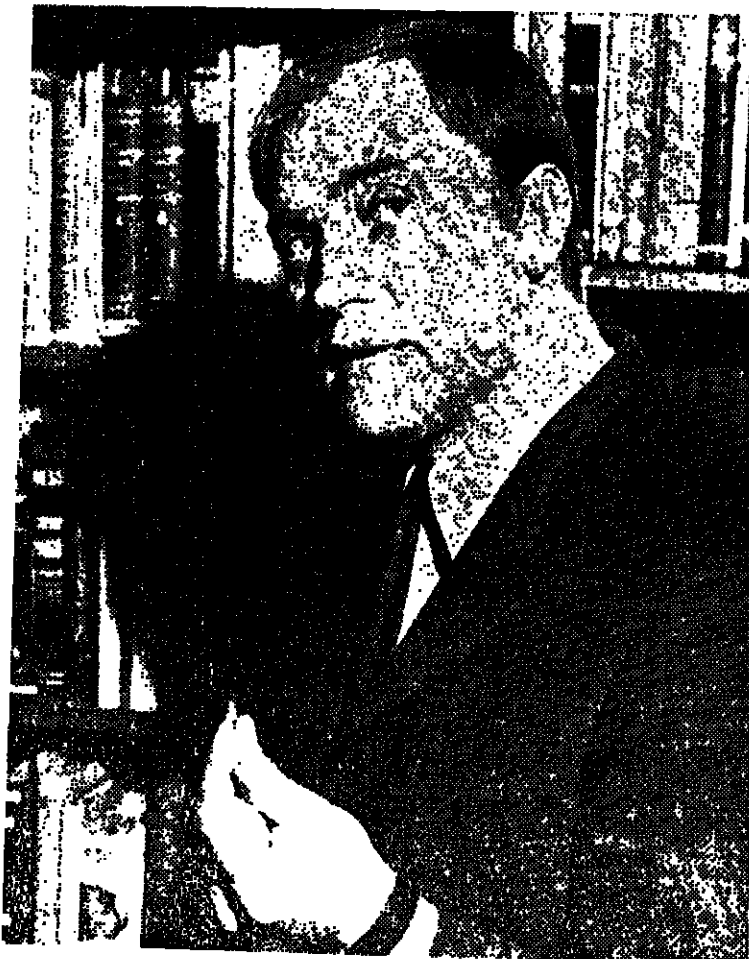
He took part in demonstrations in Moscow and stood outside the Supreme Court last December when the appeals against death sentences of two of the defendants in the first Leningrad trial were heard. He edited four issues of Exodus.

What turned a full-blooded Russian into a Zionist? He intends to write a book about it.

Although his wife has been a strong influence, Mr Fedoseyev arrived in the Zionist fold through the democratic movement, which demands that basic democratic principles be applied in the Soviet system. And that stand he reached in a rather roundabout way.

When only five months old, in 1930, his parents took him to China where his engineer father worked on the railways. His parents returned to the Soviet Union after the war. But Victor, at the age of 16, became a seaman and spent periods of three to five months in America where his two sisters lived. The miserable lot of the Chinese coolies and the brutal oppression by the Japanese occupiers raised his anger early against social injustice.

In the America of the McCarthy



Portrait of Victor Fedoseyev by Thomas Owen

era Mr Fedoseyev became an admirer of the Soviet Union and a worker for Left-wing causes.

At the age of 20 he arrived in the Soviet Union: both the land of his dreams and of his birth. It crushed him psychologically in a matter of days. "Half a million dogs were guarding the frontiers and they had more meat than the citizens. I wanted to escape immediately but realised that the gates

were locked behind me," he says.

In Sverdlovsk, in the Urals, he met Rachel, whom her parents took back to the Soviet Union, also from China, at the age of 15. "I'd like to have freedom or a bullet in my back," she told him in an unguarded moment—and their close relationship was established.

Three years ago they moved to Moscow. The Jewish movement was still in its infancy. He regarded his

wife's and other Jews' desire to leave for Israel as their human right. He drafted their first petition in the conviction that they must shout to obtain their lawful rights.

"It is a basic human right embodied in Soviet law, although the authorities are trying to ignore it. My fight for the Jews' freedom to emigrate was based on this general demand that the Soviet authorities must obey the law. I regard the Jewish struggle as part of the democratic movement."

He is aware of the distinction between the two. The democrats want to liberalise the Soviet system and live in it. The Zionists want to leave it. Why? He remembers the Moscow Jew, who, when asked why he did not want to fight for a better Soviet Union, replied: "This isn't my country. Mine is over there..." and he pointed somewhere to the south.

And there was a Jewish tailor. Why did he want to go to Israel, a country so far away? He answered with a question: "Far from where?"

His countrymen often asked Mr Fedoseyev how, as a Russian, he could join the Jews? Didn't he feel mistrust. Well, he never did. Though some Jews claimed he was trying to put them on their hind-legs while they were still happy on all fours.

Perhaps he was pushing a little. "But don't forget, there would be no Fedoseyevs without Jews desperately wanting to go to Israel."

The departure of himself and other prominent figures, Mr Fedoseyev is convinced, has not weakened the Jewish national movement. "Our place is quickly taken by others. You must understand that this is indeed a people's movement. It has no leaders, no constitution, no structure. It has as many centres as there are Jewish households in the Soviet Union."

DESERT SPRINGS

Solomon's technology

There is nothing very unusual in Israel at this time of year about trees hanging heavy with peaches and almonds; vines thick with grapes and sunflowers pointing their heads at the sky.

To encounter these things in the heart of the arid Negev desert, though, on the day it is officially proclaimed a drought area and without an irrigation pipe in sight—well, miraculous is the over-worked word that springs to mind.

But to the brisk and jolly professor in whose footsteps we trailed around this desert farm, there is no element of the supernatural about his huge variety of trees, bushes and plants, all thriving in the baking sun.

Dr Michael Evenari, professor of botany at the Hebrew University, has spent the best part of eleven years at Avdat proving scientifically what the archaeologists have long known—that the Negev was once a vast agricultural province, its thousands of farms providing Israelite, Nabatean, Roman and Byzantine settlers with an abundance of fruits, flowers, vegetables and grazing lands.

All the scientific evidence pointed to the fact that there was no more rainfall 3,000 years ago than today and, the professor decided, if the ancients could make the desert blossom without national water carriers or desalination plants, then it should not be beyond the wit of modern man to recreate their farming system.

He has proved his point on a



small scale with an experimental farm. Now, in co-operation with a local Beduin chief, who will undoubtedly get rich in the process, he is putting his ideas into practice over a considerably larger area of the Negev and demonstrating by example that great parts of the world's deserts (where the sandy soil is similar) are capable of feeding millions of people for a single outlay of a couple of pounds per head of population.

The system is almost ridiculous in its simplicity. Every desert has some rainfall during the year. In the Negev, the annual average is three inches. The soil, because of its heaviness, forms a crust down which the rain water flows into gullies and wadis and, eventually, filters its way deep into the ground.

What the ancients did, and Professor Evenari has copied, was to channel this water from inclines into catchment areas, each one dammed and banked to prevent seepage. Where the run-off was heavy—a hilly area enclosing a valley—the catchment area could be large and the planted area considerable.

But, even where there was no hill, only a flat plain, small and simple dams built individually around each tree and each plant could provide enough water to supply nourishment throughout the year.

Scientists from Wuerzburg University have set up a base camp at the Avdat farm, where the professor and his wife live in a comfortable stone-built house hedged with a profusion of flowers.

Professor Evenari, aged 66, but showing no signs of it as he trots off around the fields followed by his party of correspondents, throws out facts, figures and comments in an endless flow ("I'm sure you can all hear me. I was a sergeant-major in the British Army for five years").

"There are several Arab countries in the Middle East which could benefit from our methods. As a Jew and an Israeli I cannot go and teach the techniques there but I hope that, trained, from developed countries will come here and learn our desert farming and then apply it also in the Arab countries."

G. D. PAUL

The tunneller extraordinary

When the Mersey railway tunnel was opened by the Prince of Wales on January 20, 1886, he said at the celebratory luncheon: "Great praise is due to Major Isaac for his indefatigable manner in which he has carried out his work—and in finding the capital."

With the opening of the second road tunnel under the Mersey by the Queen yesterday, Samuel Isaac, dubbed "the de Lesseps of the Mersey Tunnel," deserves to be remembered.

He was nearly 70 when he took on the apparently hopeless job of tunnelling the Mersey and brought it to a brilliantly successful conclusion.

It appears that by 1881 the project had got into deep water for more ways than one. The company then asked Major Isaac to step in. According to G. W. Parkin, author of "The Mersey Railway," "this confident individual, who was not an engineer, undertook to complete the whole of the works." The first passenger train ran through the tunnel on December 22, 1885.

Parkin paid Isaac, that "colourful individual," this fulsome tribute: "But for him and his associates who had confidence in his abilities, and shared with him a colossal financial risk, there would have been no Mersey Railway."

Major Isaac made his first fortune as an army contractor during the Crimean War and his second as one of the most enterprising of the blockade runners into Confederate ports during the American civil war.

LANDMARK

The East End that was

As the Bank is to the City, the East End is to the City of London. It is the heart of the city, the place where the city's life is lived. It is the place where the city's history is written. It is the place where the city's future is being shaped.

Whatever happens to the East End, it will always be a part of the city. It will always be a part of the city's life. It will always be a part of the city's history. It will always be a part of the city's future.

The store and site were recent years by Great O. Stores, whose Scottish origin, too, was itself.

It came south to the East End. It came south to the East End. It came south to the East End. It came south to the East End. It came south to the East End.



Portrait of Victor Fedoseyev by Thomas Owen

Mr Neville Sandelson—the victor in last week's by-election at Hayes and Harlington—has his place in the House of Commons. The number of Jewish MPs restored to the record of 40 first reached in the election of 1986 and maintained for a year ago.

The first three post-war general elections produced an entirely lopsided Jewish parliamentary representation. Apart from the Labour contingent of 26, the only two other Jewish MPs in the Parliament of 1945 were Mr Phil Piratin, a Communist, and the late Mr



Portrait of a woman, likely a Jewish MP.

joined the ranks of the Conservatives, but ever since 1945 not a single Jew has represented in the Commons the party that fought for and won political emancipation for British Jewry.

The first three post-war general elections produced an entirely lopsided Jewish parliamentary representation. Apart from the Labour contingent of 26, the only two other Jewish MPs in the Parliament of 1945 were Mr Phil Piratin, a Communist, and the late Mr

over 100 years ago. The East End is the heart of the city. It is the place where the city's life is lived. It is the place where the city's history is written. It is the place where the city's future is being shaped.

From hell to Sandwich



They turned pens into pick-axes at Kitchener Camp

HONOURABLE MEMBERS

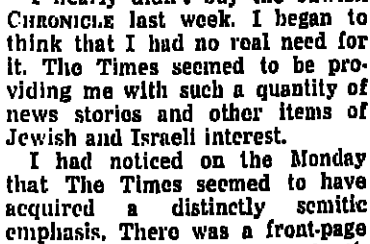
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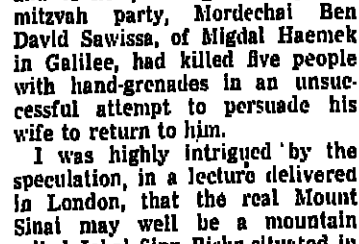
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Portrait of a man, likely a Jewish MP.

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The first three post-war general elections produced an entirely lopsided Jewish parliamentary representation. Apart from the Labour contingent of 26, the only two other Jewish MPs in the Parliament of 1945 were Mr Phil Piratin, a Communist, and the late Mr

joined the ranks of the Conservatives, but ever since 1945 not a single Jew has represented in the Commons the party that fought for and won political emancipation for British Jewry.

of August, 1939. The outbreak of the war was fixed by the Nazis for August 15 and I owe my life to the last-minute efforts of a British delegation who, in an effort to postpone the war, went to Germany and succeeded in delaying it by a fortnight.

For each of us arrival at Dover meant deliverance. Our natural relief at our salvation was mingled with profound worry about our families left behind. When war broke out at last the tensions mounted and some men became so depressed that they wept, especially on festival days when they had time to reflect and meditate.

Sometimes we fought among ourselves for negligible, ridiculous reasons. I myself, a peaceful, friendly citizen, was involved in three fights in four months. There were also men among us who were temporarily deranged following ill-treatment in the concentration camps.

There were about 80 doctors, 150 lawyers, over 80 scientists and 100 engineers and technicians. There were musicians, businessmen, intellectuals, skilled workers. We were all glad of the privilege of doing manual labour for 8 1/2 a week, plus 2 1/2 in stamps and all found, and we worked with the same kind of dedication that is shown on the Israeli kibbutzim.

In the evenings we could leave the camp or take a language or cultural course. I felt a childlike admiration for the telephone operator who mastered the language as well as the switchboard.

A scientist by training, I worked on road construction surveying and on the four-hour shifts which monitored German broadcasts round the clock. Later in the war I was able, like many of my colleagues, to put my knowledge of Germany at the disposal of military intelligence.

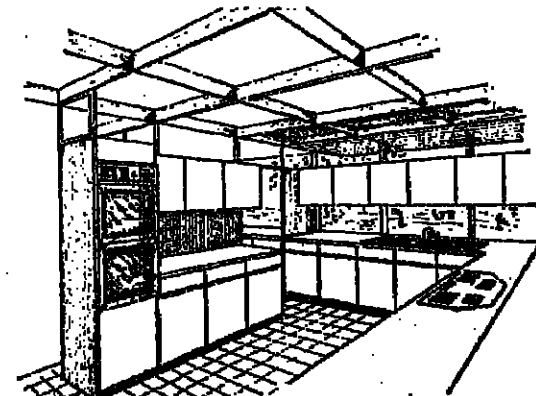
In peacetime the inmates of Kitchener had been classified as "refugees from Nazi oppression" but, at the outbreak of war, we became "enemy aliens." In October, 1939, six tribunals were formed to examine each refugee and decide whether he should be interned or not.

In my own case, I was allowed outings to London and Birmingham, and the freedom of movement after the oppressive restrictions imposed on Jews in Nazi Germany made me feel a human being again.

Most men joined the Pioneers from which, after February, 1943, they could transfer to combat units. Many of the inmates of Kitchener Camp were killed in the war; others have died since. The survivors have settled in their new countries, at least half in Britain, where many have achieved a measure of reputation and prosperity.

Common to all of us is a deep and sincere gratitude towards the few people whose insight, initiative and energy founded and organised the camp, for the help of the British Government and for the goodwill of the British people. We have tried to repay our country of refuge by a fierce loyalty and by being strictly law-abiding citizens.

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A Year of continued growth

Points from the Chairman's Statement

- Five Hotels acquired during 1970 show great promise and should strengthen our competitiveness.
- Building operations commenced in January 1971 for the new Hotel in Coventry. Completion expected by the end of 1972.
- My confidence in the stability and future growth in profits of the Company has never been higher.

Financial Results

	1970	1969
Profit before Tax	£1,033,666	£1,035,438
Profit after Tax	£892,796	£638,274
Dividends	£215,187	£198,726
Net Assets	£13,983,761	£11,266,974

Copies of the Report and Accounts may be obtained from the Secretary's office, 7 Queen Street, Mayfair, W.1.

KANGOL LIMITED

EXTRACT FROM CHAIRMAN'S STATEMENT

Group sales have risen by nearly 31% to £4,183,942, a new record, and Group trading profit by 92% to £311,976, compared with £162,108 for 1969. Tax absorbs £111,187, leaving a net profit of £200,789 as against £98,592 for 1969. A dividend of 20% is recommended.

Headwear Division

Sales increased from £1,520,760 in 1969 to £1,813,122 for the year, with a corresponding increase in profits from £152,214 to £173,053, an improvement of 13%. Export sales at £835,723, continued at an encouragingly high level. The rises in costs to which I referred last year have continued despite all our efforts and have once again squeezed margins. Strenuous efforts are still being made to keep these under control so far as is possible within the inflationary trend that is general throughout the country.

Safety Division

Sales increased from £1,650,845 for 1969 to £2,356,820, an increase of 42%, while profits increased from £9,894 to £138,823. In February of this year the formation of Auto Restraint Systems Ltd., was announced. This company, jointly owned by Smiths Industries Ltd. and Kangol Magnet Ltd., will co-ordinate the design, development and marketing of passive occupant restraint systems, the production being located at the appropriate parent company. At the end of 1970, we signed a contract for the acquisition of Kangol Teksa Sicherheitsgurt GmbH. The erection of a substantial extension to the Carlisle Works is now nearing completion.

William Hill Organization

Unaudited results for the six months ended 1st May, 1971

	Six months to 1st May, 1971	Six months to 2nd May, 1970	Year ended 31st October, 1970
Turnover	29,622,000	23,470,500	55,361,619
PROFIT	1,081,000	407,000	1,420,838
CORPORATION TAX	398,000	122,000	464,892
PROFIT AFTER TAXATION	682,000	285,000	955,746
MINORITY INTERESTS AND PRE-ACQUISITION PROFITS	36,000	—	—
PREFERENCE DIVIDEND	646,000	285,000	955,746
	31,000	31,000	62,500
NET PROFIT AFTER TAXATION and available for Ordinary Shareholders	£815,000	£254,000	£903,246

- Profit before tax up 166 per cent.
- Earnings up 88 per cent per share.
- Betting Office turnover up 61 per cent.
- Significant increase in number of betting offices.
- Second half year will reflect increased turnover from six month's flat racing - only one month in first half.
- Profit growth being maintained.

Turnover and profit are continuing to show a substantial increase and there will be scope for a dividend of not less than 50% for the year, as compared with 40% last year.

W. BALSHAW, Chairman.

WILLIAM HILL ORGANIZATION LTD. HILL HOUSE, LONDON SE1

FINANCE AND INDUSTRY

Will the Government reflate economy?

By our City Editor

Last week's key decision by some leading finance houses to take the matter of easier hire purchase terms into their own hands by reducing the minimum deposit figure is widely recognised as the first step towards more relaxed monetary policies.

Under this revolutionary move the finance houses decided to ask for just 25 per cent as a deposit on a product like motor cars, side-stepping the Government requirement of 40 per cent.

For some time now the Government has been under increasing pressure to reflate the economy by relaxing HP restrictions. But this move by the finance houses suggests that they are keen to operate under freer conditions and, subject to extreme times of national stress, let the existing voluntary agreement with the Government over hire purchase lapse.

Understandably the motor industry and others which will directly benefit from the less stringent policies welcomed the move. But it raises the question of whether the Government will follow suit. It has the excuse and need only take the hint given by the finance houses and start reflation of the economy.

It would not only be the consumer industries that would welcome such a move—we all would. Mr John Simpson, chairman of United Drapery Stores, reveals in his yearly message to shareholders that sales in the opening 17 weeks of the present year have risen by more than 10 per cent on the corresponding period.

The reduction in SET, Mr Simpson states, will mean a useful £400,000 cut in this bill in the current year and, when fully scrapped, will mean £700,000.

BUSINESS AFFAIRS

Brokers, Paul E. Schweder Miller & Co., are arranging a placing of 550,000 10p shares in Commodore Securities, a fast developing banking and finance company. The placing price is 40p per share. Formed six years ago by Mr Frank Collis, Commodore emerges from the "shell" of the old Bertram Mills Circus and as a measure of the company's standing the Charles Wolfson Foundation Trust has taken a 12 per cent share holding in exchange for a £14 million loan spread over 3 years. Commodore expect 1971 profits to maintain the recent growth trend and reach £180,000 against 1970's £125,000. On that basis a 12 1/2 per cent dividend is promised offering initial buyers a 3.12 per cent yield which seems the least of the attractions.

Dividend total at Tesco is being raised once again. The final of 17 1/2 per cent takes the total from 27 1/2 to 32 per cent on pre-tax profits of £13 million up at £13.8 million. Turnover since the start of the new

financial year has been running significantly ahead of the corresponding period and the group is still actively continuing its expansion programme. This year a further 34 stores are planned adding an additional 500,000 sq. feet of selling space. At the same time Tesco is investigating the possibility of breaking into the European market which the board see as a logical extension of their planned expansion. Tesco shares have long been held in high regard on the stock market and there seems no reason why they should not continue to be so. Present price is 60p.

The William Hill Organisation is forecasting a minimum rise of 10 points in the current year dividend total. Predicting this with the pub-

Against this background the man assures his members that can look forward to the continued growth.

Commenting on last year's profits of £15.09 million Mr Simpson says they showed the effect of rationalisation and developments. Additionally, he is confident that "greater gains are yet to accrue in respect of existing plans for further investment and expansion."

As a store share US a present price of 12 1/2p but a full addition to any portfolio yield is 4.4 per cent.

Debenhams report net sales up to £130.77 million in £110.52 million, and profits of £7 million compared with £6 million.

As forecast, the dividend is being raised—the final 4 per cent steps the payment from 18 1/2 to 20 per cent.

The sound performance Debenhams follows a

improvement shown at the way stage and takes the to within sight of the record profit levels.

In view of the progress company's standing in the shares, now at 18 1/2p, a 5.4 per cent should be worth it.

[Prices quoted are those prevailing on Wednesday.]

book reviews

Poems for pleasure

VERNON SCANNELL

THE YOUNG BRITISH POETS. Edited by Jeremy Robson. Chatto. £1.50.

AMANA GRASS. By Silkin. Chatto. Paperback 50p.

THE MAGIC APPLE TREE. By Elaine Feinstein. Hutchinson. £1.50.

THE RECORD. By Bernard Kops. Sackler & Warburg. £1.50.

THE POEMS. By Michael Horowitz. New Departures. 30p.

"The Young British Poets" is a very important book because, without any breast-beating, it makes a convincing case for the viability of the modern, traditional English verse and demonstrates how rich and varied is the work this tradition can accommodate.

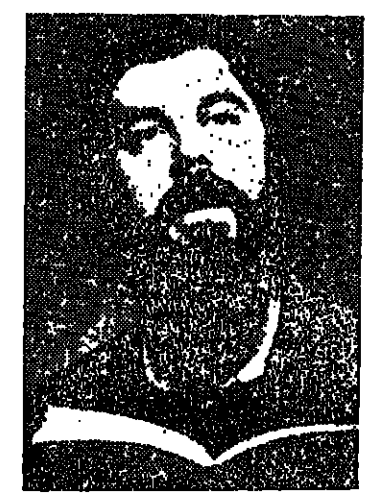
Jeremy Robson has made a resplendent and intelligent selection from the work of 23 poets in their twenties or early thirties who have not allowed his judgment to be affected by trends or fashions.

What his anthology shows beyond dispute is that, despite all the strict nonsense from the critics, it is not more, good poetry is being written by younger poets than at any time in this century. Some of it is very fine indeed, including the work of Sean Connolly, Douglas Dunn, Peter Harrison, Seamus Heaney, Mark Mahon and Jon Stallworthy, to mention only a handful of the very fine poets included in this handsomely produced book in which there is scarcely a poem that does not give pleasure.

The only criticism that might

be levelled at Robson's anthology is that some of the poets seem unwilling to take risks, to attempt the grand themes in the grand style. Indeed, there are few poets of any age who show this kind of courage, which can so easily lead them into the dangerous waters of grandiloquence and fatulent abstraction.

Jon Silkin is a poet who has never wasted his time and creat-



Jon Silkin

ive energy on the trivia of experience and, in his new book, "Amana Grass," he tackles the great universal themes of love, death, time and eternity in a language that is both resonant and exact. Through this collection runs a powerful sense of the unity of creation, of animate and inanimate animal, plant and rock, phenomena and all behaviour are both what they seem to be and metaphors, and that literature which does not accede to this cannot properly be called poetry.

Apart from the little poem there are splendid evocations of place and thing and some love poems of dazzling candour and a clean sensuality which I am sure D. H. Lawrence would have approved.

Elaine Feinstein has no truck with the apocalyptic style, but "The Magic Apple Tree" is, in its own individual way, a very stylish collection of poems which explores the tensions of contemporary living, the ironies and challenges of growing older and also the experience of marriage and motherhood, while others are sharply etched suburban pastorals which underline the poignancy of natural beauty which is both threatened and heightened by the encroachment of technological detritus.

"For the Record" contains a dozen poems reprinted from Bernard Kops' earlier collection, "Eerie I want to Read You Something," among them the excellent "Shalom Bomb" with its defiant gaiety counterpoised against the dark unstated fear of the other Bomb. Among the newer poems, I was moved by the controlled, understated passion of the poem which gives the collection its title and by the compelling cadences of "By the Waters" and "River-walk." An engaging volume by a poet who has an authentic lyric gift.

MISCELLANY

The Death of the Family, by David Cooper (Allen Lane/Penguin, £1.50). One of the New Left's leading gurus expounds his thesis that, for the revolutionary man to emerge, the family as bulwark of our bourgeois society must first disappear. The author is a psychiatrist by profession and this book may well result in the multiplication of candidates for his services. If this is the best the New Left has to offer, then the ogres of capitalism can sleep easily.

Israel Between East and West, by Raphael Patai (Greenwood Press, Westport, Conn., USA, \$12). This is the second edition of an important work first published in 1958. Dealing with the complex relationship between the Jewish people and the West, it does with Oriental and Ashkenazi relations it is particularly relevant today. Dr Patai's book is a masterpiece of scholarship and the process has been one of integration and assimilation rather than synthesis.

The Will to Meaning: Foundations and applications of Logotherapy, by Viktor E. Frankl (Sowerby, £1.75). The author, founder of the school of logotherapy, pursues his belief that the "will to meaning" is the most important of human motives. He argues that man's task is to find meaning in his life, even in the face of suffering and death.

The Ra Expeditions, by Thor Heyerdal (Allen Lane, £2.50). The story of the author's history-making voyages across the Atlantic in a papyrus boat modelled on those used by the ancient Egyptians is a masterpiece of adventure and scholarship. In the book (which is a hardcover edition) Heyerdal tells us everything he knows about the Ra expeditions.

(More books on page 24)

Life of Saadia

LOUIS JACOBS

ISAAC GAON HIS LIFE AND WORKS. By Henry Maller. Hermon Press, N.Y. 1969. 128pp. \$1.50. STRENGTHENED. By Isaac of Troki, translated Moses Mocatta, introduction by Trude Weiss-Rosmarin. Ktav, N.Y. 1970. 128pp. \$1.50. SAADIA IN HEBREW ASTRONOMY AND MATHEMATICS. By Solomon Gersonides. Ktav, N.Y. 1970. 128pp. \$1.50. GERSHONIDES AND ABRAHAM ON PROPHECY. By Alvin Jay Reines. New Union College Press, Cincinnati.

Henry Maller's book first appeared in 1928. It is a model of scholarly research: comprehensive, analytical and clear. Part I contains a biography of the famous Gaon. (The lengthy introduction on the form of the hero's personality is typical of Maller's thoroughness.) Part II gives a detailed description of Saadia's works and their influence on subsequent Jewish thought. Part III is bibliographical and surveys all that has been written on Saadia.

It is hard to avoid superlatives when reviewing such a book as this. It is, however, a pity that the Hermon Press did not see fit to add a note since Maller, e.g., the collection of essays which appeared to mark the 1000th anniversary of Saadia's death in 942.

"Faith Strengthened" (Chizuk Emuni), probably the most famous work there is in defence of Judaism against Christian polemic, is now largely of historical interest. It was composed by a certain Isaac b. Abraham, of the town near Vilna, in the sixteenth century.

The English translation, by Isaac H. Weiss (1888-1957), a Long Island University professor, was published in his "address to the Jewish community."

As we Israelites do not seek to impose our faith on others—a point which is necessary to premise the following work is intended to be a study for distribution among the Jewish community. The book is a masterpiece of scholarship and the work itself is a masterpiece of Jewish literature.

vides further bibliographical references.

The essays by Solomon Gersonides (1008-1058) cover such topics as Talmudic astronomy and mathematics, Saadia's work as a mathematician, and the zodiacal light in ancient Hebrew literature.

The essay by the professor of mathematics at Harvard, and evidently a traditional Talmudist of distinction, discusses important legal questions connected with the calendar, e.g., the date of the second day of Yomtov, but, though interesting in itself, this hardly qualifies as the "Introduction" it purports to be to Gersonides' work.

Many of the chapters of Professor Reines's work appeared originally in successive issues of the Hebrew Union College Annual.

Don Isaac Abrabanel (1437-1508) wrote a Commentary to Maimonides's "Guide for the Perplexed." Reines has translated the sections of this commentary which deal with prophecy and has supplied numerous introductions and notes making clear the basic differences in approach to understanding the nature of prophecy between Maimonides's rationalism and Abrabanel's traditionalism.

Reines observes that, from the confrontation and radical disagreement between the two thinkers, "our attention is forcefully drawn again to the true nature of the Jewish continuum: it is not a placid homogeneous flow through the ages, but a strong current, reflecting the turbulence of religious and intellectual diversity that is the core of authentic human existence itself."

RIMMEL

EXTRACTS FROM THE REPORT AND ACCOUNTS FOR THE YEAR ENDED 31st MARCH 1971

The consolidated trading profit for the year, before tax, increased to £579,001 (previous year: £508,489). The profit after tax was £300,001 (previous year: £282,516). Sales totalled £2,450,006 (previous year: £2,168,123). Sales by overseas distributors rose from £848,103 to £705,062 and sales by overseas subsidiaries from £31,667 to £116,472. Royalties received from overseas sources increased to £93,189 (previous year: £88,661).

The directors recommend

- (1) the payment to the Company's shareholders of a final dividend of 11%, bringing the total dividend for the year to 16% (previous year: 15%). This dividend, which will be payable on the capital increased by last year's scrip issue of Ordinary shares in the ratio of one for five, will increase the total distribution to shareholders from £168,184 to £208,890, a quantum increase of 24%; and
- (2) the issue to shareholders of a further 1,044,444 Ordinary shares of the nominal value of 25p each, credited as fully paid, in the proportion of one share for every five shares held at 18th June 1971.

YEAR ENDED 31st MARCH	PROFIT BEFORE TAX	PROFIT AFTER TAX
1967	£187,071	£116,839
1968	£261,011	£144,076
1969	£408,735	£282,516
1970	£508,489	£282,516
1971	£579,001	£300,001

The continuing growth in the sales of the Company's products gives the directors ground for confidence that the dividend recommended in respect of the year can be maintained on the increased Ordinary share capital of the Company which will be in issue by 18th June 1971.

RIMMEL LIMITED, 17 CANNON SQUARE, LONDON W1

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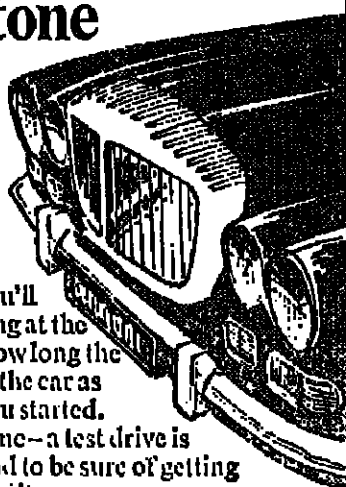
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SOCIETY FOR JEWISH STUDY

The Public is cordially invited to a Lecture by Professor Edward Ullendorff M.A., D.Phil., F.R.S. IS BIBLICAL HEBREW A LANGUAGE? TUESDAY, JUNE 29th, 8.30 p.m. NEW LONDON SYNAGOGUE HALL, 23 Abbey Road, N.W.8. The Lecture will be preceded by the Annual General Meeting at 8 p.m.

OUR ISSUE OF JULY 2 WILL INCLUDE A LITERARY SUPPLEMENT

THIS CONTROVERSIAL BOOK NOW BACK IN PRINT

MOSHE SHAMIR'S MY LIFE WITH ISHMAEL



'A highly unusual, combative, always intelligent... view of the political scene in Israel by a leading novelist. He calls on his past experiences with telling effect'—Yorkshire Post. 'A passionate restatement of why the Jews are in Israel'—Eric Silver, The Guardian.

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X VALLENTINE, MITCHELL

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woman's pages

There but for the grace of God

RUTH FINCH

At the beginning of this century, my grandparents began a new life in England, leaving a part of Eastern Europe that was either Poland or Russia.

In Liverpool many Jews have a similar background. So, but for the grace of God, I (and many of us) might now be suffering the fate of Raiza Palatnik, of Odessa, on trial this week for the crime of wanting to live as a Jewish woman.

Is this the reason why I and so many women assemble opposite St. George's Hall on a cold June afternoon, under a grey sky which threatens rain, a blustery wind which tears at our home-made banners and posters and bends them so that they are difficult to read? It is always windy in this part of Liverpool, near Lime Street.

A prominent male member of our community requested nervously that we act with dignity. What does he imagine we might do?

Passers-by are handed leaflets, telling Raiza's story. They seem quite eager to take them. Maybe there is something unusual about this demonstration, all women in dark clothes.

Liverpool, says the nice police officer, is blasé about marches and demonstrations. There is one nearly every day, it seems, but these are usually of strikers, demanding more of something, so perhaps ours is unusual, a cry for justice for somebody who is not actually oneself.

There but for the grace of God. This must be part of the reason why I came today, so in that case why are there not more of us here? One reason for non-attendance is that it doesn't do any good to demonstrate. But it does. It must. The efforts of the London 35s certainly helped to ease Raiza's prison conditions. And the Russians have said

to be sensitive about their "image." Funny, this. Like a murderer caring about the way he drops his alib.

Perhaps more efforts on our part might further help Raiza and other Russian Jews? The slightest chance of this must impel one to come, surely?

A press photographer comes. Automatically we smile and he tells us this is unsuitable. We try to stop our posters shaking in the wind, and look stern. I think of women all over the country arranging demonstrations for the Russian Jews and of the 35s in London, and I wonder how many of us here are 35. I suspect the majority are older.

We have been here for over an hour now. The photographer goes. From across the road we see the comings and goings of the courts in St. George's Hall. Somebody gives a leaflet to a man in pin-striped trousers. Later we are asked for more, as the judge would like one. It is all very encouraging and British. Nobody tries to stop us from expressing our opinions.

People begin to leave; it is time to pick up the children from school, and anyway the press has gone. A young man comes up and I give him a leaflet. "Is there going to be a Demo?" he says, smiling all over his tiny face which is surrounded by a great frame of hair.

I feel middle-aged again, realising that to some, "demos" are fun, and when I was young we didn't know the word at all.

But maybe today somebody who has seen us and read our posters and a leaflet will get a new insight into the truth. "Judge not thy neighbour until thou art come into his place," said Hillel. Just imagine yourself in his (or her) place. There but for the grace of God. . .

Bed-time story

"The temperature of most men in bed is warmer than that of women," says the promoter of an ingenious idea in bed-wear. It is a down-filled quilt, Scandinavian style, which has more feathers on her side than on his, so that they can even up, so to speak, in warmth.

Called the "Sundowner" this quilt, which has been judged a "best buy" by a consumer panel and approved by the Design Centre, is made to measure a foot wider than the bed and 6ft. 6ins. long. (Even longer by special order.) They

make them for cots, too, "so that even children can make their own beds."

The "his and hers" double-bed size is £14.10 (down and some feathers) and £18.90 for a pure down-filled one. Single-bed size is £10.55. Interesting accompaniment to the Sundowner is a pocket-ended cover-slip which fits on to the end of the bed to keep the quilt from snaking off on to the floor.

Mail order only from Sundown Quilts, 37 Grey Street, Burnley, Lancs. You can have one for a two weeks' trial.

Compliments from shop-spy

This week's compliments for courtesy and pleasure in shopping go to Mrs Dolly Zysblatt who, not content with being president of Hendon Young Mizrahi and running a home and family (youngest child is seven), has pitchforked herself into business for the first time.

She tells me her enthusiasm for "selling" was born when she first helped at a Mizrahi bazaar. She opened a small help-yourself shoe shop in Hendon with the spectacular idea of a 50-pence mark-up. No pair, however expensive, costs more to buy than 50 pence on what she paid for it.

Our incognito shopping scout was impressed with the welcoming "help yourself" as she entered the tiny shop and with the fact that the proprietor seemed to generate the fun she herself was having in selling.

Double duty

It's a coffee table when not in use. It's a sewing box when it is in the picture. This double-duty device is one of the new designs at his showroom at Parkway, Regent's Park. It is laminated beech in a cube 18 in. dimensions, £33.50 a shop but an extra 85p for the

'Woolie' pants

Fashion at Woolworth's has them to form their new line. Bad at all, with such new work at £2.75. The shirt is matching self-coloured. £2.25. Boots at Woolworth's are £3.25

FITTED BEDROOM FURNITURE

SOLD AT WORKS SHOWROOM AND FITTED IN YOUR HOME AT NO EXTRA CHARGE

TEAK, SATINWHITE, GOLD REGENCY, LONDONER, etc.

WORKS PRICE £2-25-00 FOOT WIDTH FITTED

ALSO OPEN SATURDAY

HAGNEY DOWNS STATION

BALSTON LANE, E.P. 9.10-12.30

STATON

Exceptionally Fine Value

Good Health

HEALTH-FOOD CENTRE

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TEAS, COFFEES, SOUPS

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Special Take-Away Service

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COATS SUITS TROUSERS TWO PIECE AND COCKTAIL WEAR

model evening DRESSES

1 GREAT CUMBERLAND PLACE, MABLE ARCH, LONDON W.1. opposite the Cumberland side entrance. Tel: 262-6518 open all week

COOKERY

A summer chicken casserole

EVELYN ROSE

any chicken casserole is right to come home to on a hot evening, and no dish is perfect for this time of the year than chicken in the Basque style.

There is no wine sauce, so it's ideal for those who prefer lighter flavours in the summer.

Choice of bird is important. It can be a chicken, not a fowl, but the three hours needed to cook the older bird will be well worth the wait.

The peppers melt into the sauce and the smaller birds (3 lb. net weight) which cut into 4 chubby portions, or a capon (perhaps a capon) cut into 8. Whichever size you keep to the low cooking time. This is essential for when cooking a young bird.

Method: While the fats are heating gently in a wide frying-pan, roll the

frozen: it is a splendid cooking medium for veal chops or blade steaks as well as chicken. Brown them well, then add some of your frozen sauce, diluted with chicken stock, and half cover the food to be cooked. If you want to use one small bird only, keep to the sauce quantities I suggest.

CHICKEN BASQUAISE

Two 3 lb. (net) chickens, each cut into quarters, or one capon or large chicken cut into 8; 3 tablespoons flour, seasoned with 2 level teaspoons salt and 10 grinds black pepper.

The sauce: Two medium onions; 1 fat clove of garlic (crushed); 1 fat green pepper; 2 large canned pimentos; small (8 oz. can) whole tomatoes (without juice); 1 pint chicken stock; 4 oz. green Queen olives.

Method: While the fats are heating gently in a wide frying-pan, roll the

chicken in the seasoned flour. Brown well in the hot fat on all sides, then remove to a wide casserole or baking tin. Chop the onions finely, slice then dice the peppers, cut the pimentos into wide strips, cut the green olives into little bits and discard the stones. Put all the vegetables (except the pimentos) into the fat and cook steadily for 10 minutes until a rich golden brown. Add the pimentos, chicken and garlic, and a little extra salt and pepper. Bring to bubbling point, then pour over the joints, cover with a lid or foil and put in a slow oven (Gas No. 2, 300° F) for 1½ hours, or until the chicken is very tender. Arrange the chicken in a serving dish. To the sauce, add 1 level tablespoon cornflour slaked with a little cold water. Bubble for 5 minutes on top of the stove, then pour over the chicken. Serves 6-8.

Note: For one 3 lb. chicken, use all the same ingredients, but only 5 fl. oz. stock.

BEAUTY NEWS

Our dirty past

Queen Victoria came to London in 1837 she acquired the IV's marble bath but it was taken to pieces and replaced by a mantelpiece. There is no bath of any kind in the Palace until the late Consort had one in the Tower, was no bathroom in the Palace until Edward VIII one in 1900 and there was a bathroom at 10 Downing Street until 1908.

Summer smell

These were "the good old days" as recalled by Max Factor in a leaflet about some new bath cosmetics in the shops now.

They are a squeeze bottle of bath gels which makes a super foam (£1.90), a Body Gleamer, particularly good for silky arms, (£1.90), a Spray Cologne Mist (£1.35) and a bottle of Perfume Essence (£2.40). This week in leading chemists and department stores.

New summer smell for sensitive noses is Infil, the follow-up in a Parfum de Toilette of Caron's exclusive perfume introduced last year. The atomiser, though not quite so glamorous as the perfume container, is extremely pretty and the fragrance dreamy and distinctly French. Surprising element here is the duration of the simple bouquet. It costs £1.50 and is available now at most stores.

UNIVERSITY NEWS

Examination results



Laurence S. Gerlis, of Clare College, Cambridge, who gained a "double first" in medical sciences in the tripos.



Ruth Morris, who has gained first-class honours in Modern Languages (French and German) at Bradford University and has been awarded a research studentship at the Bradford School of Contemporary European Studies. She is a former chairman of the Bradford University Jewish Society.

APPOINTMENTS

Canada chair

From our Correspondent Newcastle

Anthony Science B.Sc. has been appointed professor of rheumatology at Alberta University, Edmonton, Canada.

He is the son of Councillors Dr and Mrs Harry Russell both of whom are former Lord Mayors of Newcastle upon Tyne.

Professor Adir Bar Lev, professor of electrical engineering at the Haifa Technion, has been appointed lecturer at University College, Swansea, for the next academic year.

Coralyn Sheldon has been appointed visiting lecturer, department of theatre, University of British Columbia, Vancouver, Canada.

CAMBRIDGE TRIPOS
Mathematics — Benjamin Kemp
Junior option —
History — J. Silverman (1), D.

MANCHESTER
M.Sc. — Geoffrey A. Vassilakou
Jacobs, for a thesis on radio
neutronics.

LONDON
Ph.D. — Malcolm Ross for a thesis in
pharmaceutical chemistry.

EXETER
B.Sc. in engineering science — Julian
Butter, with merit.

YORK
BA honours — Dennis Shields (1), 1.

SHEFFIELD
BA psychology — Mr. Dorothy Fleming
(1), 1. She has been awarded a
Wendham Deedes Travel Fellowship
by the Anglo-Jewish Association for
a research project in Israel.

BA political theory and institu-
tions — Angela Owen (1), 1.

Andrew Conn has gained the Ph.D.
degree at the University of Water-
loo, Canada, and has been awarded
a fellowship to the Hebrew Univer-
sity.

Around & about

Manchester—Fifteen university students gave a Shabbat kiddush at the Hulse Synagogue. The service was conducted by Julian Shindler. The synagogue president, Mr. Nathan Gordon, thanked the student hosts and Dr. Rodney Wilkins (who is relinquishing his post as Hillel House warden) praised the Hulse congregation for keeping alive the spirit of Judaism. It was hoped, he added, that in two years' time, a new Hillel House would be built on the edge of the university campus and the Hulse estate.

FRESHERS' GUIDE

As in previous years, information to assist freshers going to universities or institutes of higher learning next term will be published in later issues. Pressure on space allows only a few lines to be devoted to each academic establishment. Material, which should be sent as soon as possible, should be addressed to the Jewish Chronicle universities correspondent.

Elected to office

CAMBRIDGE JS
Mike Lebling, president; Philip Kreinin, external secretary; Peter Rubin, internal secretary; Ian Hassell, junior treasurer; Judi Stanton, treasurer; More Ellison, junior treasurer; Brian Sacks, synagogue secretary; David Rabinowitz, education; Peter Rez, support secretary; Simon Peyer, maintenance; Martin Skypor, library; Steve Halberman, shopkeeper; Jenny Hogan, social secretary; David Rowe, past president; David Neiken, president elect.

EDINBURGH
Nathan Shaw, chairman and Israel officer; David Harrison, hon. vice-president; David Stone, vice-chairman; Barry Miller, IJUF officer; Tony Lipner, treasurer; Jackie Freeman, secretary; David Brauner, education officer; Tony Vincent, social convenor.

IMPERIAL COLLEGE, LONDON
Zvi Feldman, chairman; Martin G. Black, vice-chairman; Antony Norden, secretary; Paul Newham, treasurer; Berrie Kohn, publicity officer; Myra Turner, Israel officer; Robin Gasterman, university coordinator.

Southern plans

An IJUF southern region coffee evening is to take place at Hillel House, London, next Thursday at 9 pm with the object of considering ideas to continue activities during the summer vacation. A day school is planned at Hillel on September 26.

Key success

From our Correspondent Dublin

Maurice Elliman (18) won the premier award at the Dublin Fests Cedi—the Edith Best Memorial Scholarship for advanced piano forte, value £1,000. It entitles the holder to three years' tuition at the Royal College of Music, London. Miss Elliman recently won the Belfast Festival cup at Belfast Fests.

Jewish Chronicle

FASHION SALE

COMMENCING
Tuesday June 29th. 9-30am
All stocks must be sold
VOGUE BY JACK GLAZER
ON OVER
200
model evening
DRESSES
COATS SUITS TROUSERS TWO PIECE AND COCKTAIL WEAR

1 GREAT CUMBERLAND PLACE, MABLE ARCH, LONDON W.1. opposite the Cumberland side entrance. Tel: 262-6518 open all week

Safe journey or adventure playground?

standing up in a car. There goes another accident waiting for somewhere to happen. Baby doesn't know the car's going to swerve. Or suddenly skid. Or crash. And doesn't know how to take precautions. Baby doesn't have to. This Britax car seat holds baby gently, safely. The harness is secured firmly to the car. So there's no risk of buckling. And when baby has outgrown the seat, you can use the harness by itself. Star Rider is easy to get in and out of the car. And just as easy to move. Recommended price is from £29.90. Or you can get the harness for an older child. Without buckling. About £10.90. Go to your local Britax dealer and have a Star Rider fitted. Use the coupon today.

URGENT
Please tell me more about the Britax Star Rider.

Name
Address

Foot today to Britax Ltd.,
Chertsey Road,
Byfleet, Surrey

Britax

social and personal

Judge Clifford Cohen will be 65 tomorrow.

BIRTHS

BROWN.—A son (Richard) was born on Saturday, June 19, 1971, at Hope Hospital, Salford, to Wendy (nee Greenberg) and Henry Brown, of 20 Kibworth Close, Whitefield, Manchester. (A brother for Howard.)

BERNSTEIN.—A daughter (Anna Rebecca) was born on June 18, 1971, to Lesley (nee Cooper) and David Bernstein, of 2 Gainsborough Court, Finchley, N12. (First grandchild for Holle and Julian Cooper and Anne and Morry Bernstein; first great-grandchild for the Rev. Hyman Cooper.)

BLACK.—A son (Jeremy Maurice) was born on June 18, 1971, to Beverly and Elliot Black, of 3 Tracey Avenue, N.W.2. (A brother for Leslie; sixth grandchild for Mrs. F. Black; second grandchild for Mr. and Mrs. J. Rutman; and second great-grandchild for Mrs. K. Rutman.)

BLOOM.—A daughter (Jeslin Aimee) was born on June 18, 1971, to Adrienne and Norman Bloom, of 4 Ardwick Road, London, N.W.2.

BLOOMER.—A daughter (Alison) was born on June 18, 1971, to Brenda (nee Kaye) and Michael Bloomer, of 83 Regency Lodge, Swiss Cottage, N.W.3. (A sister for Tracy; second grandchild for Mr. and Mrs. R. Kaye; and second great-grandchild for Mrs. C. Singer and Mr. and Mrs. S. Carroll; and sixth great-grandchild for Mrs. R. Kaye.)

CAPLAN.—A daughter (Natalie Louise) was born on June 12, 1971, at Glenwood Maternity Hospital, to Marcia (nee Bloom) and Derek Caplan, of 10 Charendon Road North, St. Ann's, Essex. (First grandchild for Mr. and Mrs. Philip Bloom; fifth grandchild for Mrs. Jean Caplan.)

CAPLAN.—A daughter (Susan) was born on Tuesday, June 15, 1971, in France (nee Gilbert) and Brian Caplan, of 8 Hamilton Avenue, Barkingside, Ilford, Essex. (A sister for Andrew; second grandchild for Mr. and Mrs. L. Gilbert, of Stamford Hill, N.16, and Mr. and Mrs. P. Caplan, of Seven Kings, Essex.)

CARLIN.—A daughter (Susan) was born on Tuesday, June 15, 1971, in France (nee Gilbert) and Brian Caplan, of 8 Hamilton Avenue, Barkingside, Ilford, Essex. (A sister for Andrew; second grandchild for Mr. and Mrs. L. Gilbert, of Stamford Hill, N.16, and Mr. and Mrs. P. Caplan, of Seven Kings, Essex.)

J. W. PULLEN

The Jewellers of Golders Green

Welcome you to our new extensive premises where you may be sure of finest service and our expert knowledge of jewellery and diamonds.



Our staff serve smart people!

So let the wrist of you live up to the rest of you and help you select a fine Swiss watch imported directly by us. Look forward to meeting you in the near future.

56 GOLDERS GREEN ROAD, N.W.11. 01-458 5054

WILLIAMS.—Jonathan, eldest son of Sonia and Donald H. Williams, of 20 Woodlands, London, N.W.11, will read Mourner's Kaddish at the Finchley Synagogue, Kenton, Uxbridge, N.3, on June 26, 1971.

FORTHCOMING MARRIAGES

Mr. B. J. BRIGHT and Miss F. ZUKER

The engagement is announced between Brian Berenburt, B.Sc., A.K.C., elder son of Dr. and Mrs. Israel Berenburt, of 2 Savoy Place, Ebury, London, W.C.2, and Miss Felicia Zuker, only daughter of Mr. and Mrs. Jacob Zuker, of 60 Belgio, Antwerp, Belgium.

Mr. R. M. BLOOM and Miss M. J. COHEN

The engagement is announced between Roy Max, only son of Hilda and Samuel Bloom, of 18 Faraday House, Kingsgate, Chalkhill Road, Wembley Park, Middlesex, and Miss M. J. Cohen, only daughter of Mr. and Mrs. Samuel Cohen, of 18 Faraday House, Kingsgate, Chalkhill Road, Wembley Park, Middlesex.

MARSON.—A son (Daniel James) was born on June 16, 1971, at Wythenshawe Maternity Hospital, to Susan and Adrian Marson, of 68 Kenmore Road, Sale, Cheshire. (First grandchild for Sam and Elaine Marson, of Ashton-in-Makerfield, Lancs.)

PELMONT.—A son was born on June 18, 1971, to Joy and Saville Pelmont, of 7 Mount Drive, Alwoodley, Leeds, W.7. (First grandchild for Dr. and Mrs. Harold Waterman, of Leicester.)

PHILLIPS.—A daughter (Lucy Katherine) was born on June 17, 1971, at Queen Charlotte Hospital, W.6, to Jennifer (nee Green) and Frank Phillips, of 11 Southwick Place, London, W.2. (A sister for Mark, Claire and Stefan.)

ROSS.—A daughter (Melanie) was born on Friday, June 11, at the Middlesex Hospital, to Frances and Irving Ross, of York Terrace, Regent's Park, N.W.1.

ROSEN.—A son (Simon Arthur) was born on Tuesday, June 15, 1971, to Ann (nee Mackler) and Harold Rosen, of 35 Dunston Road, W.8. (A brother for Peter; third grandchild for Mr. and Mrs. Michael Mackler; seventh grandchild for Mrs. Leah Rosen; and third great-grandchild for Mrs. Regina Mackler.)

RUBIN.—A daughter (Deborah Janet) was born on June 15, 1971, to William (nee Dubner) and Anthony Rubin, of 51 Golding House, Claybrook Road, W.8.

SELCOTT.—A daughter (Joanne) was born on Friday, June 18, 1971, to Jennifer (nee Mackler) and Harold Selcott, of 27 Boreham Hill, Alton Lane, Epsom, Surrey. (Third grandchild for Frances and Henry Selcott; and Nita and Alf Gussack.)

STANSON.—A son (Jeremy Paul) was born on June 15, 1971, to Suzanne (nee Asher) and David Stanson, of 10 Harfield Avenue, Epsom, Surrey. (First grandchild for Rene and Jack Asher; fourth grandchild for Nina and Lionel Stanson; fourth great-grandchild for Margaret Benjamin.)

SHAW.—A daughter (Emily Rebecca) was born on June 16, 1971, to Ruth (nee Farrell) and Vernon Shaw, of 180 Elmer Road, Epsom, Surrey. (First grandchild for Mr. and Mrs. E. Farrell; and another grandchild for Mrs. Joe Alchid and the late Rita Alchid.)

SIMMONS.—A daughter (Amanda Jane) was born on June 15, 1971, to John (nee Kohn) and Mrs. Rebecca Goldstein and Mrs. Jessie Kaplan.)

ZEMMEL.—A son (Jason Antony) was born on Monday, June 21, 1971, to Daphne (nee Scherman) and Jeffrey Zimmel, of 218 Princes Avenue, Kingsbury, N.W.9. (First grandchild for Mr. and Mrs. B. Scherman; fourth grandchild for Mr. and Mrs. L. Zimmel.)

ADOPTION

NEWTON.—A son (Mark Emmanuel) was born on June 15, 1971, to Jacqueline and Bernard Newton, of 84 Cheviot Gardens, N.W.2. (A brother for Jennifer; first grandchild for Fay and Joe Shohet and Fay and Sam Nussbaum.)

BARMITZVAHS

ARONBERG.—David Jeffrey, son of Mr. and Mrs. S. Aronberg, of 72 Shaftesbury Avenue, Kenilworth, Middlesex, and the late Mrs. Yvonne Aronberg, grandsons of Mr. and Mrs. S. Baum, of 24 Bournemouth Road, Maffill and Haffara at Kenilworth Synagogue, Shaftesbury Avenue, on Saturday, June 26, 1971. Kiddush after the service.

PERKINS.—Garry Robert, son of Gloria and David Perkins, of 51 Salmon Street, N.W.9, grandson of Mr. and Mrs. S. Perkins, of 51 Salmon Street, N.W.9, will read the Portion of the Law on Saturday, June 26, 1971, at the Mendon Reform Synagogue, Danegrove Avenue, Hendon.

HORN.—Alvin Ian David, elder son of Frances and Frank Horn, of 30 Maffill Way, Kingsbury, N.W.9, grandson of Charyl and Chris Horn, and the late Mrs. M. Horn, will read the Portion of the Law on Saturday, June 26, 1971, at the Mendon Reform Synagogue, Danegrove Avenue, Hendon.

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INCIDENTALLY

Press man



Mr. M. MARK and Miss J. COHEN

The engagement is announced between Michael Mark, of 42 Field Court, London, N.W.3, and Miss J. Cohen, only daughter of Mr. and Mrs. Jacob Cohen, of 42 Field Court, London, N.W.3.

MR. M. D. RAPAPORT and Miss W. G. FRIEDLAND

The engagement is announced between Michael David Rapaport, of 42 Field Court, London, N.W.3, and Miss W. G. Friedland, only daughter of Mr. and Mrs. S. Friedland, of 42 Field Court, London, N.W.3.

MR. H. SEARNS and Miss B. SEARNS

The engagement is announced between Harold Searns, of 42 Field Court, London, N.W.3, and Miss B. Searns, only daughter of Mr. and Mrs. S. Searns, of 42 Field Court, London, N.W.3.

MR. T. SHERIDAN and Miss J. SHERIDAN

The engagement is announced between Trevor Sheridan, of 42 Field Court, London, N.W.3, and Miss J. Sheridan, only daughter of Mr. and Mrs. S. Sheridan, of 42 Field Court, London, N.W.3.

MR. P. S. SHARON and Miss S. SHARON

The engagement is announced between Philip Sharon, of 42 Field Court, London, N.W.3, and Miss S. Sharon, only daughter of Mr. and Mrs. S. Sharon, of 42 Field Court, London, N.W.3.

MR. D. WALTER and Miss L. S. MARCHES

The engagement is announced between David Walter, of 42 Field Court, London, N.W.3, and Miss L. S. Marches, only daughter of Mr. and Mrs. S. Marches, of 42 Field Court, London, N.W.3.

MR. J. G. WATSON and Miss H. G. WATSON

The engagement is announced between John Watson, of 42 Field Court, London, N.W.3, and Miss H. G. Watson, only daughter of Mr. and Mrs. S. Watson, of 42 Field Court, London, N.W.3.

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Two chiefs

Rabbi Maurice Untermyer, a member of the Chief Rabbi's "Cabinet" and a son of the Ashkenazi Chief Rabbi of Israel, has returned from a visit there with some interesting pieces of news. (His trip was to prepare the ground for Torah study visits by selected British rabbis.)

He found that the "much publicised misunderstanding" between the Ashkenazi and Sephardi Chief Rabbis has been removed and that there had been an exchange of cordial letters. (Let us hope the cordiality lasts.) Both attended the installation of Rabbi Shlomo Goren as Ashkenazi Chief Rabbi of Tel Aviv, which suggested, by the way, that one day it might not be necessary to have two Chief Rabbis in Israel.

Apparently 84-year-old Rabbi I. J. Untermyer has still not finally decided whether to stand again as Chief Rabbi at the elections next month. "He is as alert and lively as a young man," says his admiring son. "The Chief Rabbi's decision may be affected by whether a plan that he should be appointed president of a rabbinical council is adopted. He would probably accept this and the way would be open for the colourful Rabbi Goren to succeed him. But I have a feeling that there may be some surprises in store."

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MR. J. G. WATSON and Miss H. G. WATSON

Spain's Yiddish

The Halam, Rabbi Dr. Solomon Gaon, has been telling me—with some enjoyment—how he surprised Spanish dignitaries by speaking ancient Castilian at last week's opening of the Sephardi Museum in Toledo.

Actually, what he was speaking was Ladino—"my mamme loshen." This language is still spoken by Sephardi Jews in many parts of the world, including Israel. It was the language spoken by Spanish Jews at the time of the Expulsion in 1492 and is very similar to ancient Castilian. Hence the dignitaries' surprise.

While the Spaniards have forgotten their ancient language, the Jews are preserving it!

Double coup

The JNF has pulled off a double coup to start its 70th anniversary celebrations: later this year—Arthur Rubinstein and the Israel Philharmonic Orchestra have agreed to give a gala concert in London on September 16 (for which the IPO is flying in specially from Europe, where it will be on tour), and the Duchess of Kent will be attending the concert.

The IPO has never had any difficulty in finding Israel for its string section, regarded as one of the best in the world. However, it sometimes has to rely on "foreigners" for other sections. Mr. Abe Cohen, the orchestra's secretary, explained: "It's because every Jewish mother wants her little boy to be a virtuoso on the violin."

Unconvinced

Recent immigrants to Israel from Moscow are telling the following anecdote:

A high-level Kremlin propagandist addressed a large gathering of Russian Jews who had applied for exit permits, in an effort to dissuade them from leaving.

He painted a very gloomy picture of conditions in the Jewish State and concluded with "well, in winter it rains so hard that the very umbrellas are destroyed over people's heads."

As he spoke he noticed one listener swaying his head and right hand back and forth in a rhythmic motion like a metronome. Later he went up to the man and asked him why he had behaved in this way.

"I was trying to decide," the other said, "whether or not to take my umbrella along to Israel!"

Arty pasta

A visitor to artist Carol Steyer's studio could be excused for thinking that she spends her time cooking exclusive Italian dishes. There are piles of spaghetti, rice, nuts and other delicacies everywhere. But Carol does not cook them. She uses them and other organic materials to form unusual and decorative collages. They are on show at the Ocean Gallery, London.

CHRONICLER

SOCIAL AND PERSONAL

TOMBSTONE CONSECRATIONS

CRANFORD.—The Honorary Officers of the Cranford and N. Southgate District Synagogue, Members of the Board of Management, and members of the community, together with the Ladies' Guild, will hold a service to Rabbi and Mrs. R. W. C. Cranford on Sunday, June 27, 1971, at 3 pm, for the consecration of the tombstone of Rabbi and Mrs. R. W. C. Cranford, who died on Sunday, June 27, 1971, at 11.30 am, following an illness of several months. The service will be held at the Cranford Cemetery, Cranford, N.16. All relatives and friends please accept this as the only invitation.

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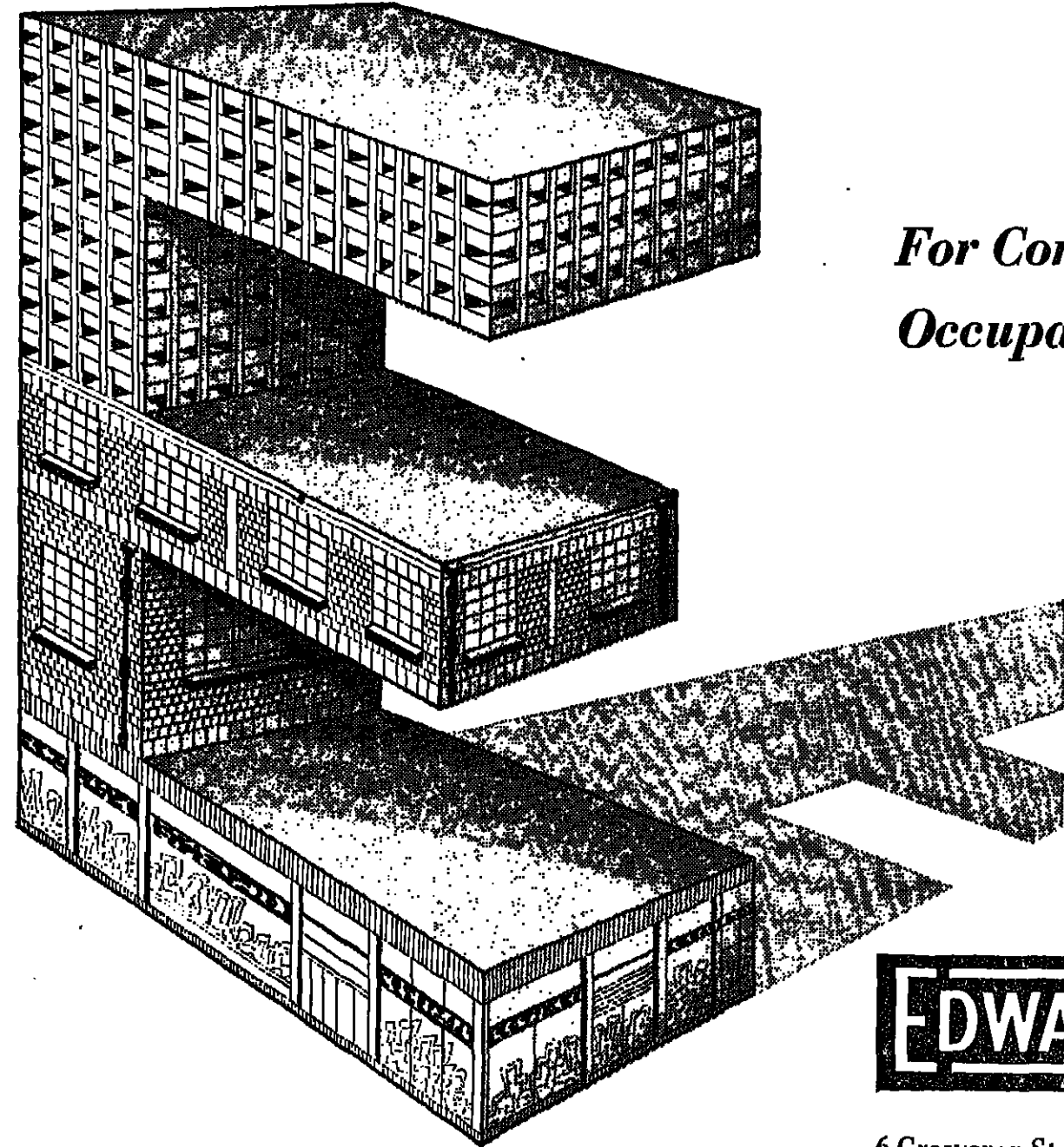
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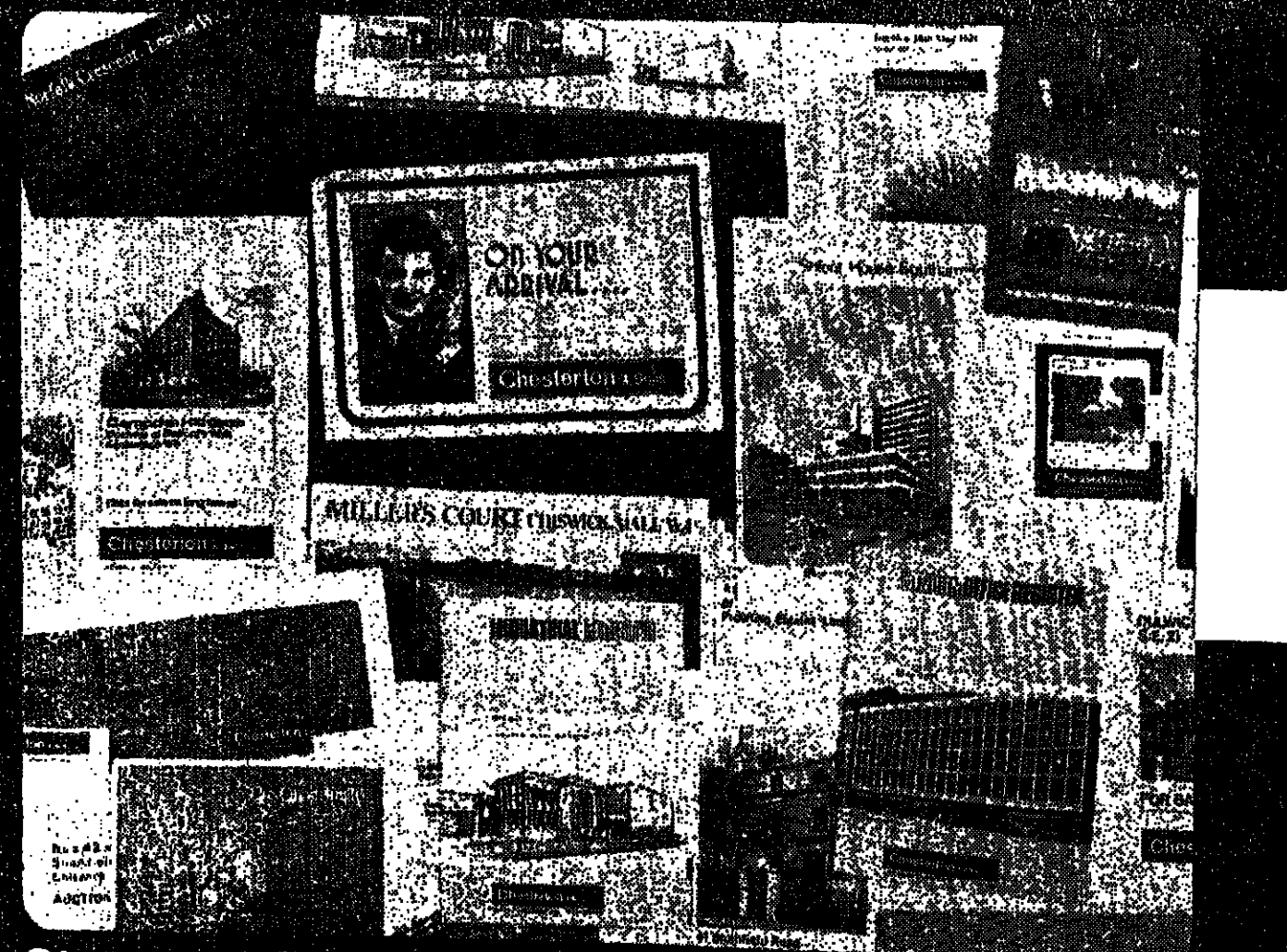
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SURVEY

PROPERTY OUTLOOK

SOME MONTHS shortage of properties at ex-cessive prices—homes for investment—has been ex-tended. The situation is un-likely to improve much in the future. A reason in both cases is that owners, being able to do nothing equally as good, have better, have withheld properties from sale, thus creating the opportunities to

the two Ds—death and divorce—almost alone, now dominate the market with its business so far as homes are concerned, followed closely by those owners who must sell their employment has moved elsewhere or their jobs have come to an end in some industrial or commercial re-

gions on the London area the South-East generally continued, but as rents for flats in the City and West have shot up there has

By our Estates
Correspondent

a noticeable reluctance by owners to keep on paying up, but have reduced the space occupied by streamlining, and have decentralised; more found it to their advantage to re-establish themselves or officially-expanding like Andover and

continuing process in residential districts as Chelsea, Kensington, and St. John's and Hampstead, is the disappearance of flats. Owners of substantial property, apart from a few, have found it more profitable to sell on their flat in-vestments and have sold them

fewer flats available, demand to purchase has intensified and this has overflowed to areas outside the traditional dis-trict. Chelsea's would-be buyers increasingly have moved to Fulham and over the river to Battersea; Shep-herd Bush has felt the pres-sure from Notting Hill, Campden and Kensington.

aggravating demand, is the shortage and the scarcity for properties, particularly in Chelsea, Fulham, and in the older parts of the city and Hampstead, to their original role as houses. For years most have been in multiple

people are stating a case for bigger houses generally are only avail-able in the London area in the streets to an extent, too, going towards the more central older homes may be sold to other towns where the market-to-sell Victorian houses are now very popu-

the same time, homes in the 1920s and early 1930s are also ready sellers, particularly those in the roads of Kenwood and Hamp-den, where buyers pay more to six-bedroom pro-cess. There is also a heavy demand for more rurally-sited

homes with an acre or two of land especially if sufficient for a paddock in which to run a pony, and for homes with water frontages.

Prices for these vary from £10,000 or so in areas away from main towns to £50,000 to £80,000 on the cherished Surrey stockbroker belt in the Dorking, Guildford, Leatherhead triangle and along the Thames to Maidenhead and Henley. But prices for the best of these properties are spilling over in Sussex and Hampshire, Berk-shire and Buckinghamshire, where one may now pay up to £10,000 for a cottage requiring restoration and modernisation.

On the industrial and com-mercial side, there is every ex-pectation that with Foulness having been chosen as London's third airport, some of the pres-sures on factory, warehousing and office space in the vicinity of Heathrow and Gatwick will be eased. Shops like the best industrial and office in-vestments must be top-grade to attract the best trade.

Heavy purchases continue to be made by the wealthy institutions—the insurance com-panies and pensions funds mainly — which have been transferring rapidly from residential to commercial in-vestments.

They seek shops in the best situations, either in traditional

shopping streets or in the new shopping centres which have been, and are being, developed in many towns. A pre-requisite appears to be a well-known multiple concern as a tenant with a proved record of suc-cessful trading.

It is no secret that in the economic climate of the past

twelve months, as well as the problems now apparent in sev-eral parts of the country—the North-East, North and North-West regions among them, where unemployment has noticeably increased—have caused many multiples which could have been expected to take space, to have second

thoughts and delay decisions. Meanwhile, the institutional investors have little hesitation in ploughing millions into far-ming. Sound agricultural in-vestments are snatched up by them with long-term capital appreciation the key factor rather than the immediate yearly yield from rents.



Burmah House, present headquarters of Burmah Oil in Chiswell Street, EC1. English and Continental Property Co. acquired the freehold interest last month for a price in excess of £8 m

The president's project

The idea was that apartments in blocks of this shape would all get sun, privacy and views of sea or lake.

Nearly 30 dissimilar pyra-mids, their balconies giving them a honeycomb look, have been built or are going up, and they make La Grande Motte a novel place.

Cap d'Agde, another of the new resorts, might appeal more in the long term. This is being built round a harbour, fishing village style. It's shoulder to shoulder, three or four-floor buildings are of different shades, with apartment and ter-races above, shops and arches below. You get the feeling of Portofino, or Kyrenia. Some of the studio apartments go from £2,500; or you can pay £15,000 for four bedrooms, two bath-rooms, right on the harbour. Britons, resident in UK, of course, have to add the dollar premium (say, 15 to 25 per cent).

The third well-advanced centre of Leucate-Barcarès, 15 miles from Perpignan, is on an isthmus. There are beaches to

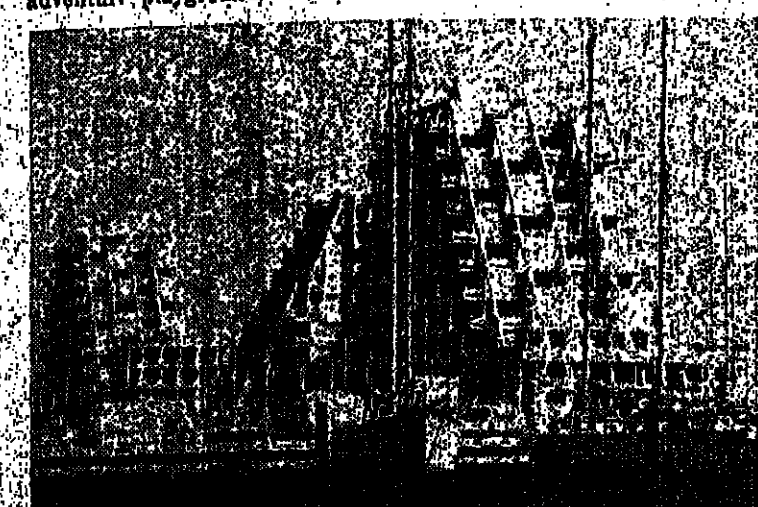
sea and lagoon, canals, har-bours and the accent on sailing common to all the resorts. There are houses with moorings, on an island bridged to the mainland, at up to £11,000, but plenty of others for less, and apartments from £3,235. Mel-pond Intercontinental, 8 Park Mansions Arcade, Knights-bridge, SW1, are handling a pro-ject on this coast.

Another large development in Languedoc-Roussillon is Henry Berner, Meadow & Co, 87 Regent St, W1. But the French Government Tourist Office, 178 Piccadilly, W1, can give you information about all that is going on there.

If you do buy and will some-times want to let, Swiss Châteaux, 10 Lower Belgrave Street, SW1, are one of the firms handling renting along this coast.

Another large development in the south of France is Cannes Marina, three miles from Can-nes, with apartment prices starting at £5,000. Five of the eight blocks of flats being built are wing shaped, all are round a 25-acre marina, in which mooring rights can be bought. Agnès are Hampton & Sons, 8 Arlington St, SW1. The choice of French Riviera prop-erties offered by John D. Wood & Co, 28 Berkeley Square, W1, begins at £7,000 — again in a marina project.

If you don't mind something simple, European Property Ser-vice, 51 Brompton Road, SW8, can get you into France for from £1,140 (including the dollar premium). This is the lowest price of a number of village houses they are offering in the Languedoc area behind Montpellier. The district is not far from the Mediterranean, and an hour and a half's drive from the new ski resort at L'Esperou. Their range of this type of property goes up to £8,160. The houses need about 21,000 spent on them, they say, but the vineyard surroundings are picturesque.



Pyramids in French style at La

The British tend to take their cultural treasures for granted. VICTOR SMITH writes about Luton Hoo, home of the Wernher family, which houses an outstanding art collection of both English and Dutch schools: Reynolds, Gainsborough, Hoppner, Rembrandt and others. There is an incomparable collection of Beauvais tapestries and jewelled objects designed by Carl Fabergé, jeweller to the last two Tsars of Russia



The Singing Boy, Franz Hals

The Wernher collection

LUTON HOO, IN the county of Bedfordshire, is famous, not for the house itself but for its fabulous collection of works of art collected by the Wernher family. Once the house, too, was distinguished and beautiful. Designed in 1767 by the fashionable and immensely talented architect of the day, Robert Adam, it contained suites of splendidly decorated rooms and a magnificent library 148 feet long.

There was a manor house there from at least the thirteenth century, when the de Hoo family were in occupation. They remained for three centuries. The property then passed through the hands of a succession of owners until, in 1782, the estate was sold to John Stuart, third Earl of Bute. In 1780 Bute became Prime Minister, but his incompetence and unpopularity led to his downfall in 1783. Although no statesman, Bute was a man of culture and taste and it was he who engaged Adam to build a new house to replace the old, regardless of expense.

At the same time, the prolific "Capability" Brown was engaged to enlarge and landscape the park. By damming the River

Lea in two places he constructed two lakes, separated by a heavily wooded island. Although the park was substantially altered by the Victorians, it still remains a fine example of eighteenth-century layout.

In 1803 the estate was purchased by Sir Julius Wernher, and this point marks the beginning of a new era for the house and the development of the great collection of works of art we see today. It also marks the transformation of the house to its present architectural and decorative form.

Sir Julius was an engineer, who had emigrated to South Africa in 1871 and became associated with the diamond industry. While still a young man he started his great art collection and his shrewd discerning taste is apparent at

every turn. He collected pictures and tapestries. The pictures are mainly of the English and Dutch schools. They include superb works by Reynolds, Gainsborough, Hoppner, Rembrandt, Peller de Hooch, Hobbema, and others.

Among the tapestries is the famous Chancelierie, woven at Gobelin in about 1770, with the arms of France and Navarre. One set of chairs and a sofa are covered in Beauvais tapestry, woven about 1788, illustrating scenes from the fables of La Fontaine.

But besides these rather conventional purchases he acquired an incomparable collection of medieval ivories, Renaissance jewels and bronzes, German silver-gilt, Limoges enamels and Italian maiolica. All are of superb quality and only in the Victoria and Albert and the

Wallace collection can one find anything comparable.

The ivories form the most important private collection in the country. They are chiefly religious in subject and range from the works of Byzantine artists of the tenth century to French work of the fourteenth century. The triptychs and other religious pieces were used as aids to devotion and meditation in the Middle Ages.

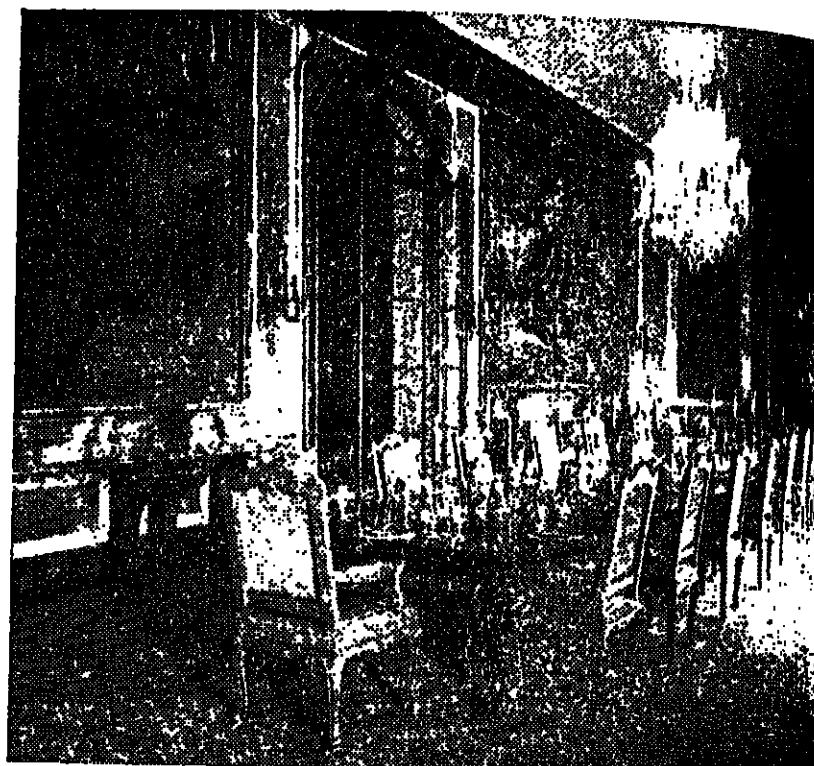
In 1888 he married Alice Sedgwick Manley, whose lifelong hobby had been the collecting of English porcelain. The collection is displayed in three rooms opening off the Upper Corridor. The first room is devoted to Chelsea and Bow. From 1745 to 1769 the Chelsea factory produced some of the finest works in England.

Sir Julius died in 1912, leav-

ing Luton Hoo to his wife. She died in 1920, their son, Sir Harold Wernher, came into possession. Sir Harold further added to the collection by introducing several examples of English and Dutch pictures.

In 1917 Sir Harold's Lady Anastasia Wernher, elder daughter of late Grand Duke Michael of Russia and the Countess, contributed her collection of the works of Carl Fabergé to the house.

Carl Fabergé's main shop, with its interior staff, was at St. Petersburg. He was jeweller to Alexander III and Nicholas II. His work consisted of small enamelled and jewelled objects. The Wernher collection of Fabergé is unique.



Eighteenth-century Beauvais tapestries are a striking feature of Luton Hoo's magnificence. The original set was woven for the Comte de Toulouse, a son of Louis XIV, in the Château de Rambouillet near Paris

Property finance

THE MONEY, FOR any purpose, is a problem that some time faces us all. The international community to the proverbial "man on the street" the problem is the only the quantity is not.

A small man, so we are only to open his cupboard and find the local bank slipping tea, or for a large the building society help. But, property companies which use massive sums of cash, have a much wider field of play and it is in areas that the full skills of financiers are tested.

Property companies have to contend with one credit crunch after another during the last few years and their insatiable appetites have hardly been whetted by the flow of money coming off the money supply conveyor belt. The men who manage property finance will soon be looking into their own mirrors.

Property, as the advertising writers continually tell us, is the place to have money. So, demand for property is building up and the property companies are hustling to satisfy a demand that has too often been restricted by one or another. However, property is a commodity that provides a wealth of cash and is regarded as key men in property operation.

Recent years property companies have turned their attention increasingly towards the City institutions like insurance companies, pension funds and more recently the merchant banks.

Metropolitan Estate and Property Corporation have lately used two methods of finance

recognised the potential of property, particularly in times of poor stock markets when every investor, regardless of size, seeks some kind of "hedge" against falling values. Property has often provided that need and the institutions have often provided the cash for the development.

More and more of the big institutions have woken up to the attractions of the property field and it is something of a rarity to find an institutional set-up without the necessary property experts either on call or part of the investment team.

These are the men who have

By the CITY EDITOR

to decide whether millions of pounds are to be raised to finance a particular development and, more specifically, where the cash is to come from.

The institutions can provide a greater part of the requirements with little difficulty — the only problem is for the property companies to convince them that their development is a better proposition than the next.

Having achieved that, the institution and property company can start talks on the vital subject of money.

The most frequent method of raising capital in this way is for the institution to underwrite the property company's debenture, mortgage or other fixed interest stock which in turn would be secured to a particular asset — invariably property.

Metropolitan Estate and Property Corporation have lately used two methods of finance

rating, one being a £31,800,000 rights issue of Convertible Loan Stock and the other £44 million sale of low income residential property for reinvestment in higher yielding commercial properties.

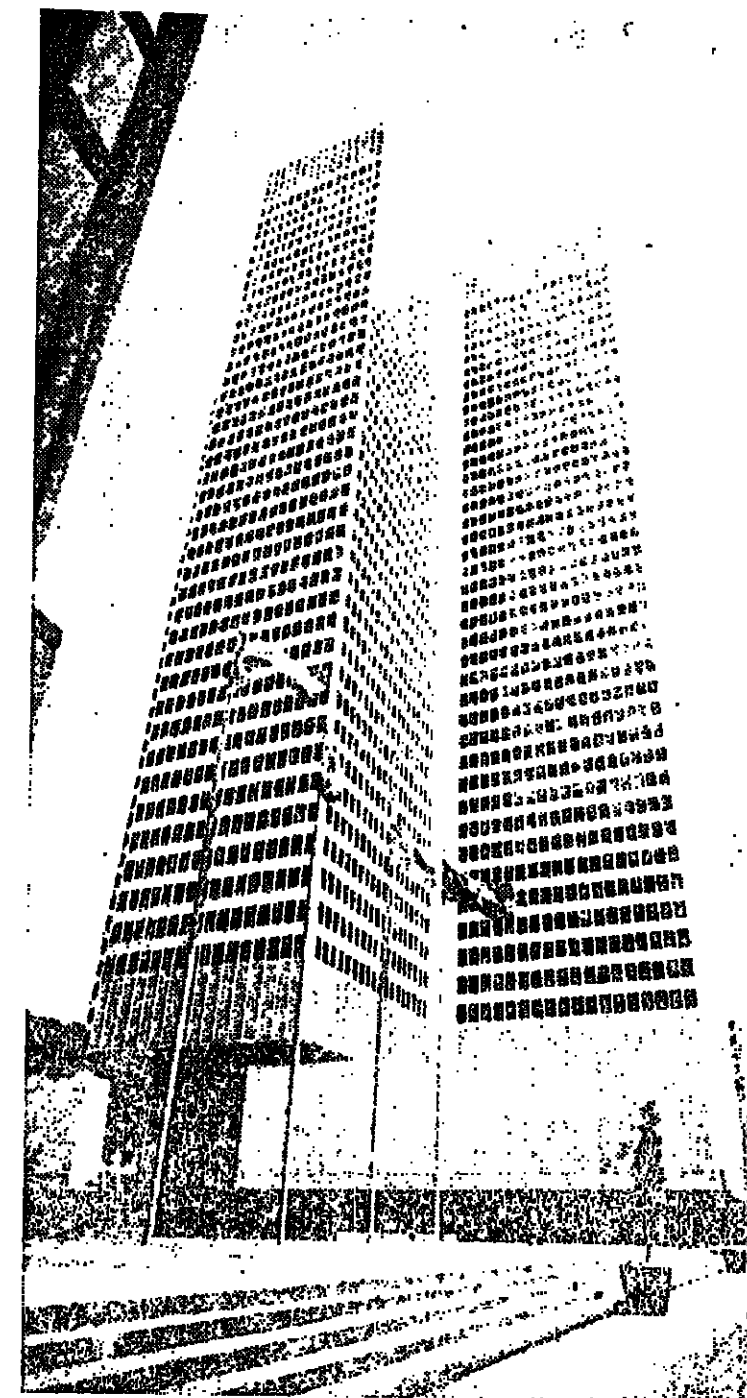
In addition property companies can go a stage further by asking their ordinary shareholders to put up fresh money via a rights issue of either the ordinary shares or the prior charged capital. This, too, is underwritten and again the institutions would play a leading role.

Grand Metropolitan Hotels, whose basis is property, recently raised £18 million by a revision of some of its property assets which included the sale and lease-back of an hotel combined with Eurodollar borrowings and a sale of unproductive land.

A third method of finding new sums is the slightly technical lease-back arrangement. In simple terms it means that companies sell a particular site to raise immediate funds which they hope can be better employed elsewhere but at the same time retain involvement with the property by paying straight-forward rents.

Even the small investor can have a say in property finance by way of the fast-growing property bond movement. Millions of pounds has already found its way into property bonds and with the aid of the accompanying life assurance benefits there is little indication of anything but more growth in the future.

Right across the board property is in demand which means a similar demand for finance. It is a healthy sign that both the suppliers and users are doing well.



The 42-storey Royal Bank of Canada building, Place Ville Marie, in downtown Montreal, developed by Star (GB) Ltd.



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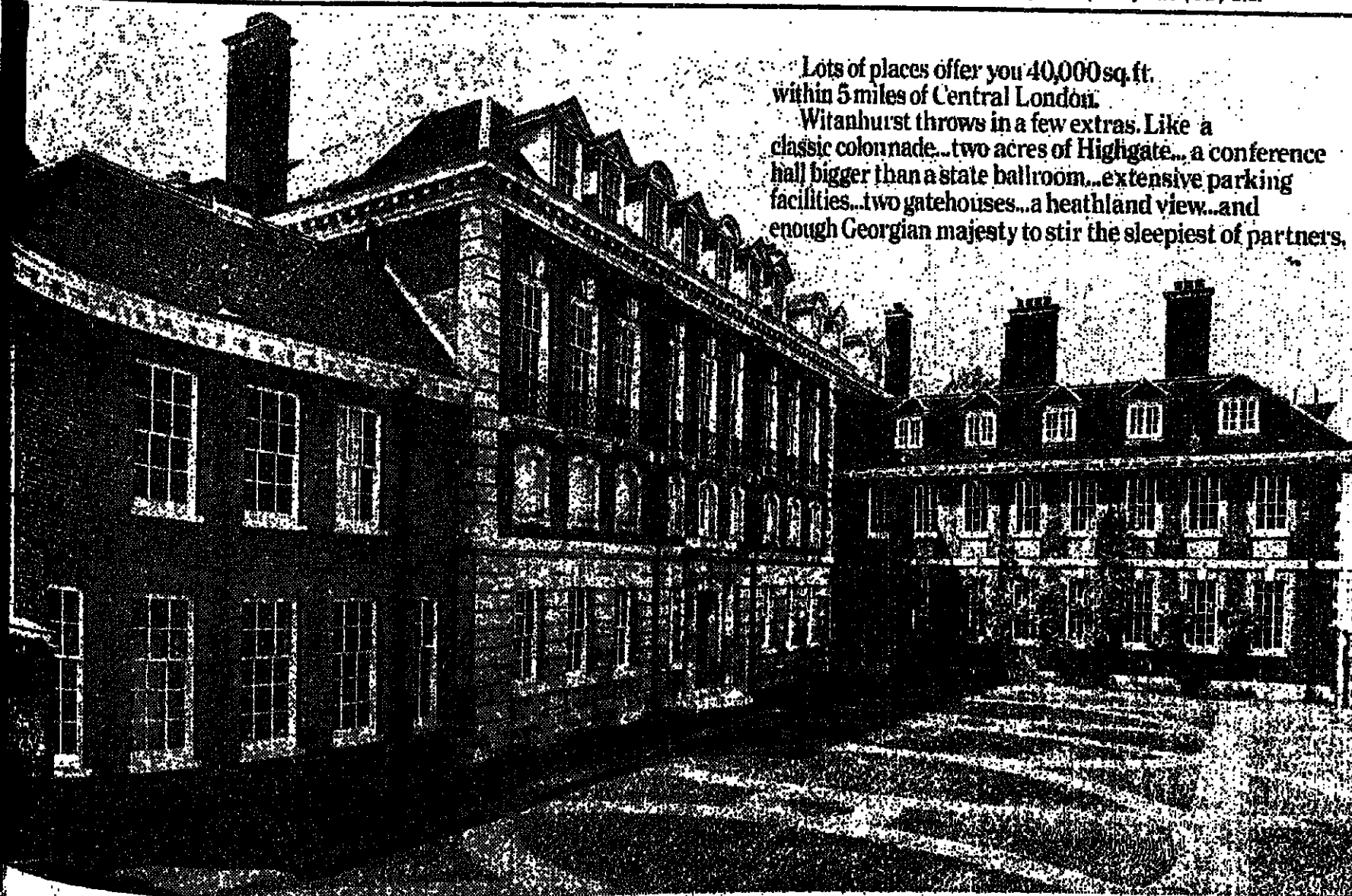
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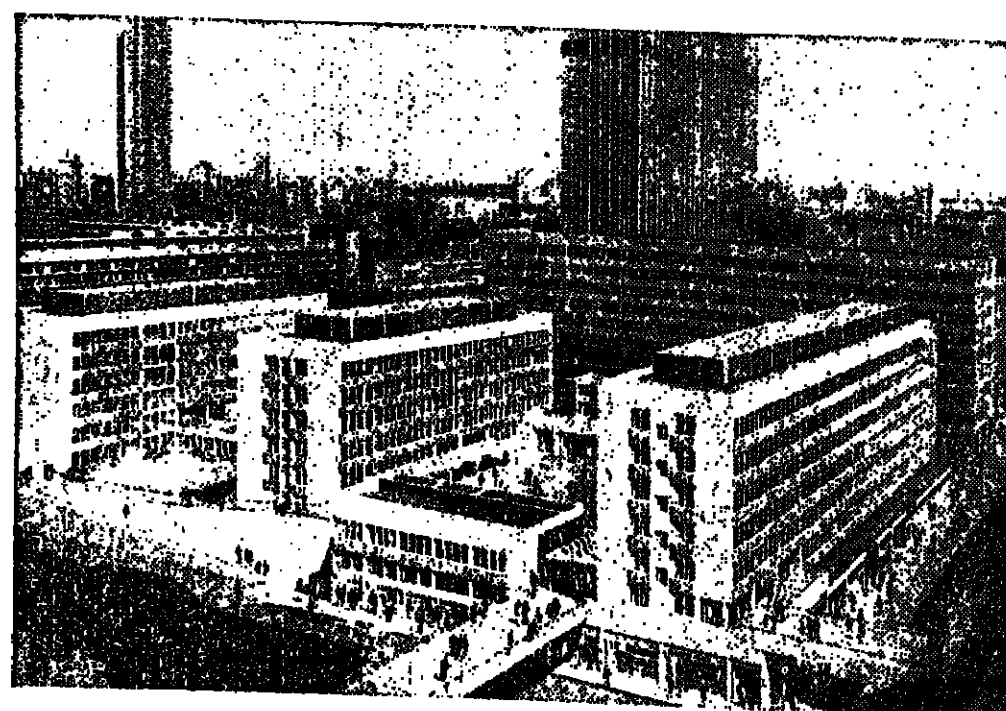
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The new Moorgate Station (artist's impression)

The new development at Moorgate Station, illustrated here, continues Town & City's well established association with London railway stations of special significance to the business life of the City. Cannon Street, Waterloo and Holborn Viaduct provide three similar examples of successful and imaginative schemes recently completed by the Company.

These fine buildings constitute part only of an impressive portfolio of office accommodation which in Central London alone is fast approaching 2 million square feet.

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"Our architect designed it after a holiday"

That cracking plaster . . .

THE OWNER OF a less-than-four-year-old house in Watford got quite understandably hot under the collar when he discovered that plaster was falling off and cracks were appearing in the walls. After his initial outburst however the owner calmly looked up his NHBC certificate. A number of inspections established that the faults were caused by an unexpected ground movement. The issuers of the certificate rehoused the unlucky owner at their own expense.

The organisation which provides such comforting prospects for the owners of new houses is in a small and appropriately well-maintained building in Portland Place, London. It is the National House-Builders Registration Council. It was set up in 1936, when a house-building boom had made respectable builders anxious about the unscrupulous practices of some "jerry-builders." In the past eight years, with a new wave of house building, its membership rose from 2,500 to 17,000.

GEORGE GARAI

Builders whom the Council accepts on its register are obliged to meet standards. They are closely watched by the Council and speedily removed from the register when repeatedly found guilty of negligence. Over 98 per cent of all houses built in Britain are controlled by the Council.

Last year for instance it followed the construction of 170,000 dwellings. The registered builders have to report each new building job before beginning work on it. They must subject themselves to spot-checks by the Council's inspectors at least once a month on each building. If the Council is satisfied in the end, it gives the builder a certificate which he then passes on to his customer. The new owner also receives a House Purchaser's Agreement, which is, in fact, a ten-year insurance.

For the first 24 months it guarantees every aspect, and repairs must be made by the builder. For the rest of the ten-year period the Council takes over responsibility, but only for major structural faults. Mr. Anthony Cooper, chief technical officer of the Council regards this as a fair deal, because minor problems usually appear in the first two years while major structural faults could remain hidden for much longer.

The Council also has a watchdog over the after-sales service. If a purchaser is dissatisfied he can appeal to the Council then gives an opinion and, if it is in his favour, the Council tries to persuade the builder to do the necessary work. That, the owner can go further and seek arbitration independent expert.

The Council had to several thousand complaints last year and found 2,500 of them valid. The builder usually pays the Council's costs. In 1970, the Council's decision was in favour of the purchaser in 85 per cent of cases. If the builder does not comply with the Council's decision, the Council can sue him for his debt to the owner and the sometimes difficult task of recovering the money from the builder.

This system has, however, certain limitations. It applies to the run-of-the-mill house mainly to those built in London. For the ten-year insurance cover is limited to £10,000 which is becoming less and less sufficient in view of rising prices, particularly in the Metropolitan area. But 85 per cent of houses built in Britain were still in a price range where the building cost itself is under the ceiling set up by the Council.

For those who want to purchase houses the Council's guarantee scheme is useful. The building of such houses by the purchaser employs a surveyor who reports to the Council. Some insurance companies protect against the Council's demands over the houses. But the purchaser usually pays the first £150 on completion.

The Council is prepared to admit its own mistakes. It opened for instance in the published case of George Robert Walker of Alton, Cheshire, this year. The Council upheld his complaint about a defective roof on his house, although it had been certified by its own inspectors.

Often however it is the builder's carelessness that causes the problems. In the case of a house in Alton, the Council found that the builder had used inferior materials for the roof and the heating system. The Council's intervention was able to help the situation.

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Handwritten text in a box: "The new Moorgate Station (artist's impression)"

PROPERTY IS THE oldest type of investment known to man. Among the many fascinating personalities thrown up by the fantastic property boom Max Rayne ranks as one of the most arresting pioneers of the many property developers. His claim to this distinction was the almost magic speed with which he rose to success and prominence, and for having achieved it all from nothing and without any training or experience in property.

Rayne's phenomenal ascent to success and wealth was literally a rise from rags to riches and national fame. He was born and bred in an East End slum, the son of a poor Jewish Polish immigrant who made his living by tailoring. Young Max received his early education by having won a scholarship to the Central Foundation Grammar School. He then worked for his father in the family's modest clothing business and after the day's work he attended night law lectures at University College, London.

When war broke out in 1939 Rayne was 21. He joined the RAF in 1940 and left the Air Force in 1946 as a corporal. Rejoining the family business, he persuaded his father to move to larger premises in the hope of expanding its scope. In 1947 they acquired a 21-year lease of a five-storey house in Wigmore Street at a rental of £500 per annum. Very soon they discovered that the premises were unsuitable for their purposes. At this point Rayne accidentally stumbled into office development. He sublet the rooms on the four upper floors, reaping a profit of about £4,000, plus rent free premises for the Raynes.

Encouraged by this fortuitous piece of luck, Rayne managed to obtain a 66-year lease on the premises at an increased rent of £750 a year. To enable him to do this the bank was only too glad to grant a mortgage of £14,000 on the security of the building. This almost accidental

windfall was to prove the cornerstone of Rayne's multi-million property and industrial complex.

Having savoured the financial allurements of bricks and mortar he plunged into property development. For this purpose he formed with others in 1948 the British Commercial Property Investment Trust Ltd for buying and redeveloping a property at 103 Mount Street. This was Max Rayne's first big transaction financed on a leaseback basis by the prestigious Norwich Union. This deal was the forerunner of many Rayne-conceived development projects backed by this insurance company.

In backing the youthful and practically unknown Rayne, the Norwich Union was acting on

by Rayne with the late Lord Portman.

Early in the 1950s Rayne embarked upon his first major office development deal which proved to be a crucial point in his career. It was a £2 million project represented by an island block at the back of Selfridges. Tenders were invited from developers and by good fortune Rayne's mentor happened to be surveyor to Selfridges, and the panel of Selfridges' directors selected Rayne.

All was ready for the operation to begin. In the eleventh hour, Marks & Spencer, the prospective tenant, withdrew, having discovered that a larger building more suitable for their purpose had become available. Rayne's scheme was suddenly

the advice of Sir Edward Gillett, who was a past president of the Royal Institution of Chartered Surveyors, and the senior partner of Daniel Smith Oakley and Garrard, one of London's foremost surveyors. The Mount Street deal presented Rayne with the valuable twin connections of the Norwich Union and Sir Edward Gillett.

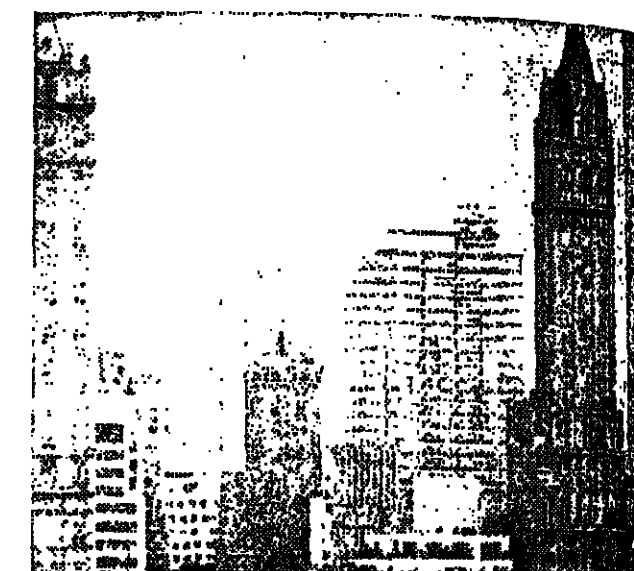
Sir Edward also happened to be the surveyor to the Portman family, owners of some of the most valuable properties in the heart of London and in the country. Such was the high regard and confidence in which Sir Edward held Rayne's ability and acumen that his sponsoring steered in Rayne's way two major developments of parts of the Portman estate. This shortly led to the formation of a joint development company

on the brink of disaster.

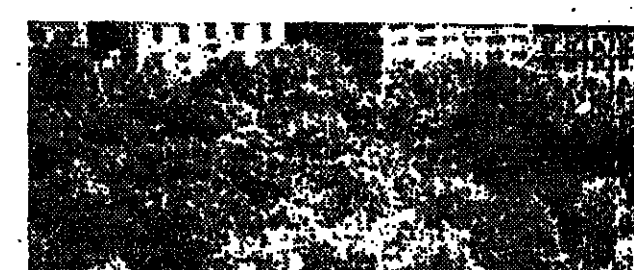
At this critical juncture of his career Rayne revealed his resourcefulness and resilience. The building plans were speedily altered, he found suitable new tenants and by enlisting a 37½ per cent participation by a prominent property development company, and financial backing for the project by the Midland Bank, Rayne averted a highly critical situation and managed to emerge with a profit of about £860,000.

Bigger deals followed in 1955 when the Church Commissioners decided to dispose of their huge Paddington Estate. The property was due to be sold through Daniel Smith Oakley and Garrard, the firm of which Sir Edward Gillett was the senior partner.

By a stroke of imaginative thinking, backed by expertly



SIR MAX RAYNE



marshalled facts and figures, Rayne persuaded the Church Commissioners not to dispose of the inherent benefits of the property. Instead, he proposed to them the granting to him of a building lease on part of the estate for redevelopment in partnership with the Church Commissioners. The attractiveness of the proposition, supported by Sir Edward Gillett's words of praise, ensured the approval of the project. Max Rayne's personal financial in-

volvement was not more than £1,000. The total cost of the joint project was £1,750,000. It produced a profit of £5,800,000, a half of which accrued to Rayne's company.

Though the proposed redevelopment of the Paddington Estate was a public knowledge, Rayne was only developer who had the inspiration to conceive and execute the seemingly simple idea. In 1939 it assumed its present title of London Merchant

Securities. This is Max Rayne's master company and it serves as an umbrella for his property and industrial empire.

He certainly has not been putting all his eggs into one basket. He had embarked upon extensive industrial diversification. These industrial ramifications now embrace Rimmet Ltd., cosmetics and toiletries; the Haddon Group Ltd., lead acid batteries and the manufacture of nuts and bolts; the Westerham Press Ltd., printing;

Bristol Plant Ltd., plant hire and plant sales; Comben and Wakeling Ltd., building and public contractors; Gardiner Son & Co. Ltd., manufacturers of aluminium and wood windows, refrigeration and air conditioning engineers; and Carlton Homes Ltd., house building.

This cluster of important companies is grouped into Carlton Industries Ltd., one of the main subsidiaries of London Merchant Securities. Other prime interests within the London Merchant orbit are Invergordon Distillers Ltd., and several other Scottish whisky distilling companies.

Possibly his most spectacular property exploit to date is the General Motors Building, the marble-clad skyscraper erected in co-operation with General

and the tidiness of his mind. There is not the slightest vestige of brassiness or flamboyance about him. Indeed, his unaffected and gentle demeanour single him out as Britain's most untypical business giant. Very probably these personal characteristics coupled with his exceptional business flair have in no small measure helped him to earn the confidence and goodwill in his dealings with the Establishment.

Max Rayne's business renown is equalled and possibly surpassed by his philanthropic activities. Through the Rayne Foundation set up by him in 1962 he has given away millions to various causes, earning for him in 1969 a knighthood for services to the arts. The Foundation's awards are made to sponsor

well as Malvern College. Not surprisingly he is a governor of the Centre of Environmental Studies, and a trustee of the East Grinstead Research Trust.

Sir Max is also dedicated to a number of Jewish charitable and communal causes. These include the Jewish Welfare Board, the Jewish Blind Society, the Jewish Home and Hospital at Tottenham, and the Ravenswood Village for the care of mentally handicapped children.

His identification with his scholarly forebears finds expression in his being a patron of the Leo Baeck College for the study of Judaism and the training of rabbis and teachers. He also provides scholarships for students of Carmel College. He is a generous donor to the JPA and an active supporter of the Anglo-Israel Cultural Foundation.

Talking to Sir Max in his office I asked him what the number of the building was. Wigmore Street that proved to be the original springboard to his success. He merely lifted his eyes to a window facing him and pointed to a tall modern corner office block on the opposite side of the street—a silent but constant reminder of his early, humbler days.

Well known as a lover of art, particularly as a collector of modern pictures and objects d'art which adorn his Hampstead home, Sir Max told me that the place of honour amongst his cherished treasures is held by a small pathetic statue depicting a forlorn emaciated child in a displaced persons camp. "A statue is the work of the late Great British sculptor, a Viennese-Jewish sculptor," "The statue," said Sir Max, "serves as a poignant reminder and helps to keep one in place."

ALEXANDER HOWARD

Jewish Chronicle 1971



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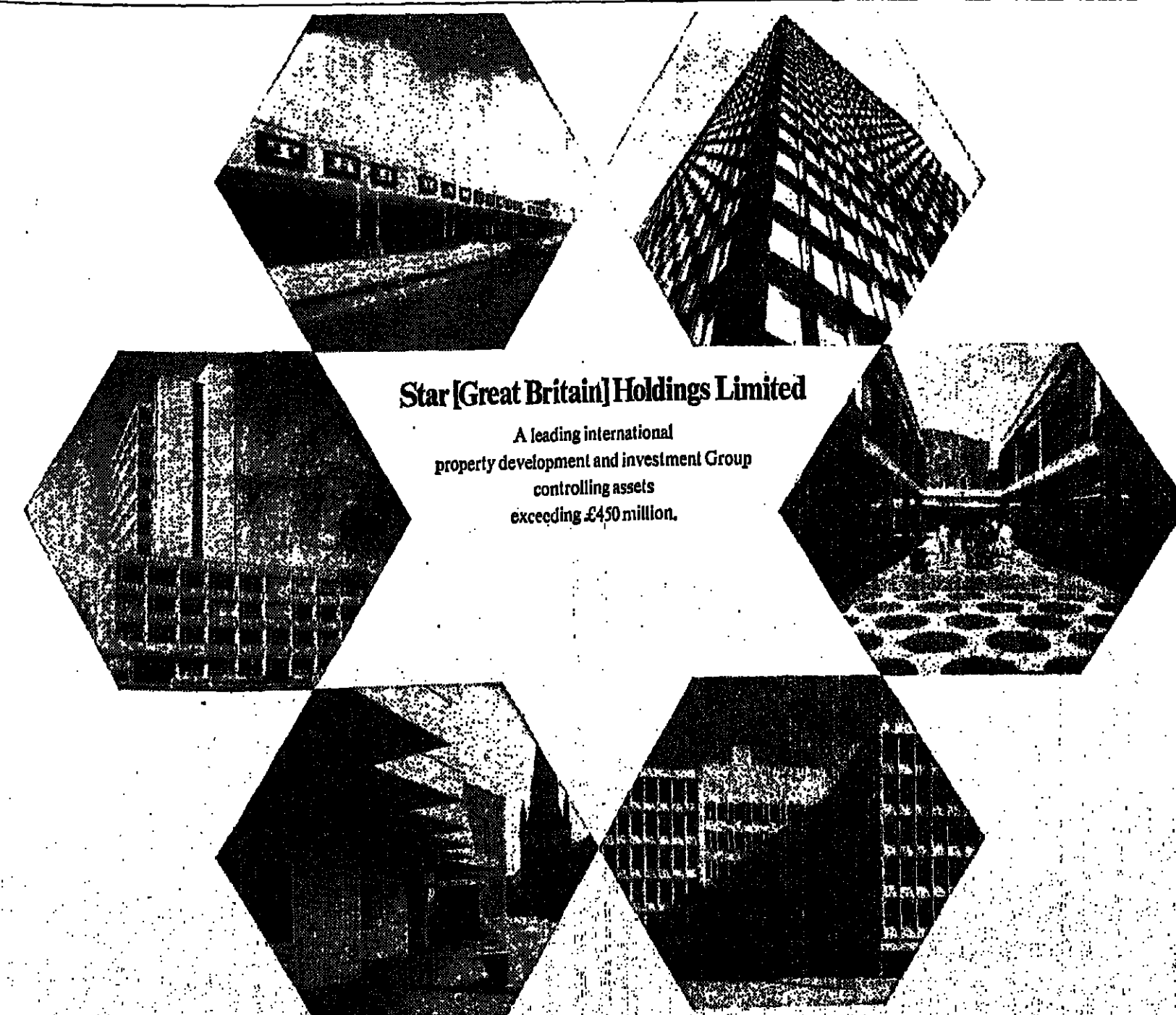
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DEVELOPMENT WEST INDIES

Tapping a major leisure market

A LARGE QUESTION mark has been hanging over vast chunks of the West Indies for some months now, and the property world is unsure of what to do. But with the major commodities of sunshine, sand and sea, there can be little doubt that the parts which have not yet taken off, will do so, if only the political undertones will sort themselves out.

Being so close to the North American continent there is a major tourist-leisure market to be tapped, and many of the islands from Jamaica up to the Bahamas group are fighting over the one major growth industry—tourism. Airports, good roads and modern facilities are among the first major considerations, and this is one of the main reasons that Jamaica, Barbados and to some extent the Bahamas have led the rush.

While the Virgin Islands, es-

pecially those under American influence, have flourished, many British protectorates such as Antigua, St. Kitts, Nevis and Montserrat, have grown much more slowly. With the pending death of many major indigenous industries such as sugar, it is even more important for Governments to attract capital for major property and tourist projects.

St. Kitts has managed to persuade the English firm of Higgs & Hill to make a worth-while investment on the panhandle of their island as phase one of a monster tourist project with hotels, marina, flats and villas. Four operators from both sides of the Atlantic have shown plenty of interest, and the frequent visits to these shores of Deputy Premier Paul Southwell are beginning to bear a little fruit.

But at the same time St. Kitts

is struggling to build an international airport so that the big jets can fly in from Britain and the States. More money has just been sanctioned by the British Government to help get the islands out of dire economic difficulties. Unfortunately in the past Anguilla and Nevis (a really beautiful island) have had little investment capital made available to them by the main Government office in St. Kitts.

A visit to the Virgins is like visiting another world with plenty of capital being pumped into property schemes. Many islanders from the south have left their homelands to get work here, where pay is very much higher.

With a strong trend towards local control of commercial banks, there is perky investment interest in commercial deals. Jamaica, Trinidad and Tobago and Guyana are doing



Top: A 3,500-acre tract of low Grand Bahama pineland is being developed into a multi-million dollar development.
Centre: Fashion parade in one of Freeport's many luxury hotels.
Above: Hong Kong Street is the first section to greet the visitor in Freeport.

particularly well. Up in the Bahamas Freeport is having a hard push now for fresh commercial investment and the indications are that before long some big companies will be investing in the massive Grand Bahama Port Authority Scheme which claims to have constructed the largest private enterprise town in the world.

Despite the political difficulties, and attacks on Mr. Pindling, the Bahamian Premier, I feel that the Bahamas has a great future. More Britons than ever before are investing in some of the offshore islands. Even Mr. Harry Hyams, of Oldham Estates, spent a couple of months out there, this year "sniffing round." Mr. Howard Hughes, one of the world's richest men, has also recently bought a stake in one island. The Government must however quickly restore outside confidence by easing the work permit issues, which has meant the departure of many key workers.

Freeport seems to be marking time at the moment, and with the number of international air flights recently drastically reduced to both Freeport and Nassau, it must be encouraging to the Bahamians to see the numbers of visitors holding fairly steady—thanks to new shipping routes, especially linking with North America.

New hotels, amenities and buildings should begin once

DEVELOPMENT ISRAEL

How about second home?

THE ATEN,
columns editor, Jerusalem Post

THE ISRAEL property market is all other respects in a country—the Six-Day War turning point. During the decade property was largely affected by inflation, which did not necessarily reflect genuine demand for building land. In the 'fifties, many urban plots lagged behind the general rise of money values in spite of mass immigration because of flagging confidence in the young State's economic future.

In the wake of the Sinai War dramatic upswing took place, which came to a head in 1964. The following slump property prices also dropped sharply both because of reduced housing activity, and because speculative speculation of land property was discouraged by heavier taxation.

Today the scene is different in many ways. Perhaps most important—though least tangible—is the change in the time perspective. The people who fought the wars against heavy odds since Independence, the Sabras who have grown up since Independence, the world Jewry are now Israel as a fact of life.

For the first time urban development plans for decades are being drawn up. As regards agricultural leases due to termination (for the first time) during the seventies, opinions are divided whether they should be re-estimated for 40, or for 99 years. The long-term view makes itself felt also in the approach of investors, who no longer aim at making quick profit but at benefiting from efficient land use.

With property tax at annual 10 per cent, with land betterment tax starting at 25 per cent the profit achieved after two years, and with a lot of alternative high yield investments available, land is no more playing its traditional role as a hedge against inflation, even though property prices are expected to rise so when buying all this must be the place. With elections due and about people are gearing up for it affects the property market when buying all this must be the place. With elections due and about people are gearing up for it affects the property market when buying all this must be the place.

Nevertheless this trend did result in narrowing the property market. In fact prices of land have been rising, how approximate their present peak level even taking into account the general price adjustment which has taken place. The prime cause of this development has been the big increase in residential construction, which about doubled since the war. Demand for housing has soared as a combined effect of immigration (now running at over 1 per cent a year of country's population) and of rising income and living standards.

Local requirements are now supplemented by substantial demand from abroad both for tourists (leading to mushrooming expansion of hotels) and for Jews wishing to acquire a "second home" in Israel, for occasional visits here. The latest development has been a combination of these lines in form of apartment hotels or housing estates designed for both own use and for letting by a local management. Another novel element has been the expansion of private building activity and of property development schemes to a number of smaller cities which are gradually coming of age both economically and socially. Pleasant middle-class neighbourhoods are emerging also in Beersheba, Ashdod, Nazareth, Lydda, Elath, etc.

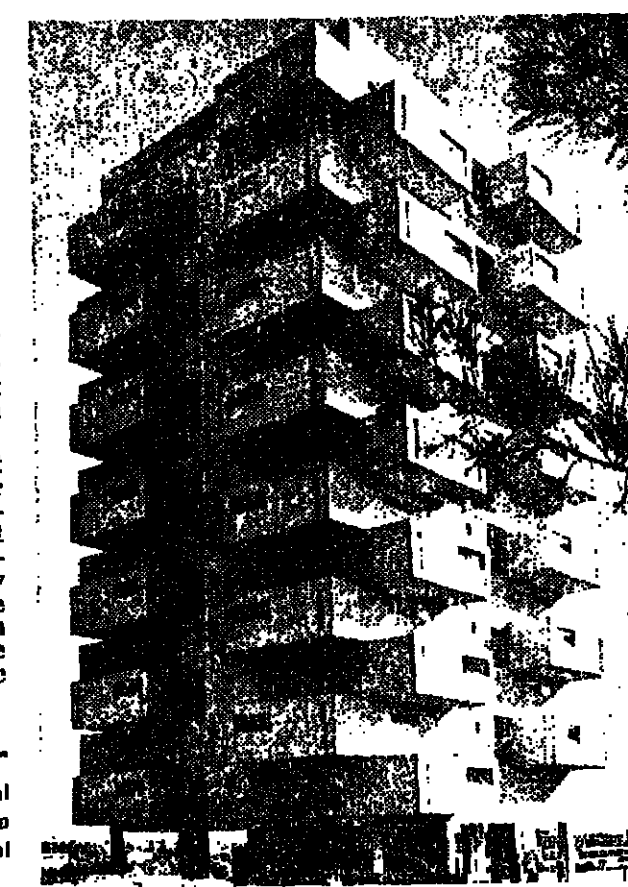
Changes have taken place also in the composition of firms active in the property market. A number of new companies have entered this field as brokers, agents, contractors, financiers, etc., and now account for a substantial share of the high-class residential housing. Most of them are backed by foreign capital, and make good use of Canadian, English and South African knowhow along with local

talents. The government—which was formerly rather lukewarm to this expansion of private initiative—has also changed its attitude realising the potential importance of property as a source of foreign currency.

It has been argued that property values in Israel could be depressed by big sales—or easy leases—of public land, which accounts for over 90 per cent of the country's aggregate area. However, this prospect is utterly unrealistic. Big though the public land reserve is, most of it is not yet developed, not even properly registered.

Experience has shown that massive disposition of public land, when not backed by appropriate housing and development schemes, rather tends to facilitate private speculation. In any case, the policy adopted by the Israel land authorities has been to follow the lead of the private property market, and not the other way round.

The second R. S. Reynolds Memorial Award for community architecture has been awarded to this block of flats in Beersheba

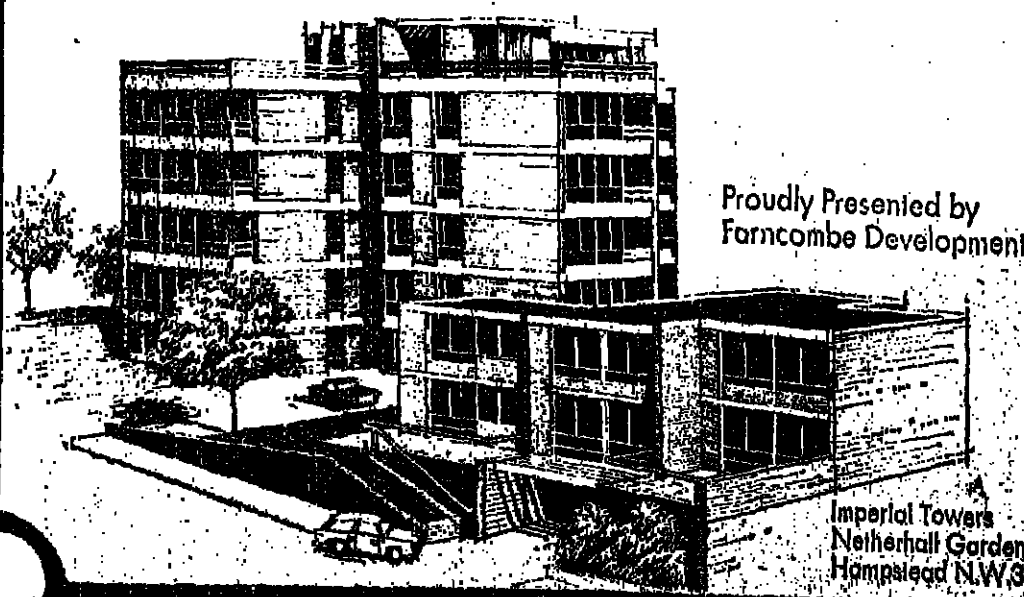


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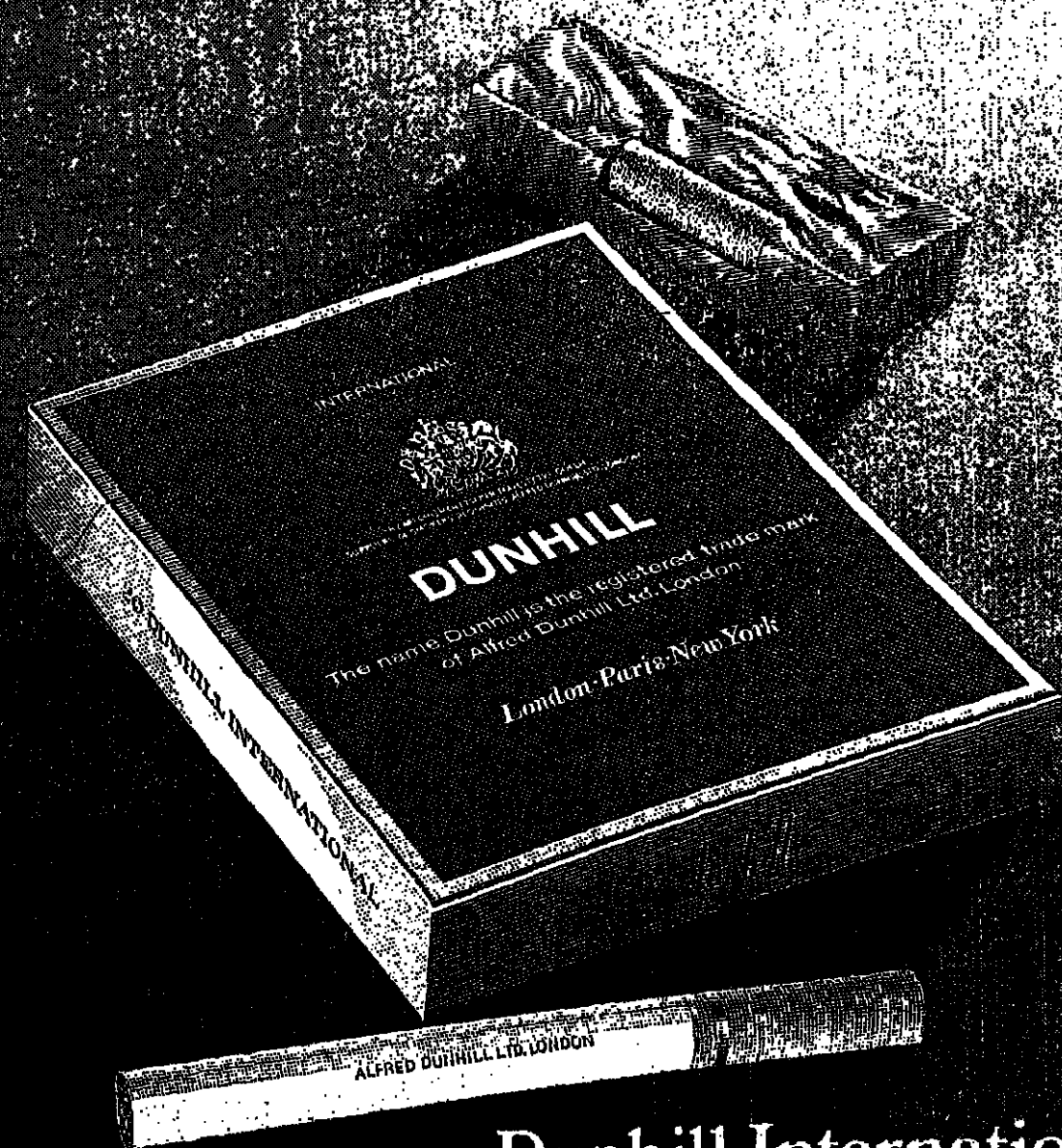
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New and expanding towns

BASILDON'S PROBLEM WAS that it needed a central station. But as it had two stations already, one to the east and the other to the west, it saw little chance of getting another. Yet if it was to develop as an office centre, as it wished, a central station to bring in workers from surrounding areas was crucial.

British Rail could not provide the station, although it was willing to co-operate if a way could be found of financing it. Basildon Development Corporation saw no chance of being able to pay for it themselves. So they turned to the commercial field and a £4 million scheme was worked out with Amalgamated Investment & Property Company, through which, by the summer of 1974, Basildon will have its central station and a large office complex.

Amalgamated have undertaken to pay a premium of around £335,000 to be used for the provision of the new Basildon station, which will be on the Fenchurch Street to Southend Central line.

A road complex, which will be the responsibility of the Corporation, will be finished to coincide, and Amalgamated will at the same time be building the office block, for 2,500 workers, adjoining the station.

This is the sort of joint operation between new or expanding towns and commercial developers, which is becoming more common these days. It is partly the result of Government encouragement, as it means reducing public investment; partly it stems from pension

JEAN ST. AUDY

funds and insurance companies looking for places to put their money. And partly it is the developer becoming more willing to risk untried areas on the industrial as well as the housing front.

Runcorn is quoted as the first example of a new town using an outside company to develop a complete town centre. Grosvenor Estates Commercial Development got the multi-million pound contract and the covered, air-conditioned centre, with its car parks, offices and

shopping space, is to be opened on October 1.

Say John Laing, who are building for them: "New towns have to some extent cold-showered commercial firms in the past and done their own developments. This is the first example where there has been this close co-operation for this type of project."

Selleck Nicholls Williams, the Cornish-based contractors (part of the English China Clays Group) won their largest contract—for £8 million worth of

housing—from Runcorn Development Corporation.

This represents 2,202 homes to be built in three years and they are handing them over at the rate of five a day. They say one of the things that makes this different from most other developments is the speed of the programme. They started in September, 1968, and are currently on target in spite of the Ronan Point disaster, which necessitated taking a fresh look at their own system of building tower blocks at the worst time—when they were part-way up. Modifications had to be made.

"But," they say, "we have a tremendous relationship with the Development Corporation. When it is necessary we just get round a table." Much of the housing is being built to the Corporation's design, but using SNW's system—very much a "marrying of ideas."

At East Kilbride, City Wall Properties have been nominated to do the last stages of the town centre development—a multi-storey car park over an enclosed, air-conditioned shopping centre, and a 15-storey office block rising from the shopping concourse and through the car park—£44 million, excluding the proposed hotel and conference centre.

East Kilbride, the first of the Scottish new towns, designated in 1947, is something of an exception to the idea of the original new towns going it alone. It had early links with commercial development, with Ravenset doing the first stage of the commercial town centre.

Swindon seems to have been listening to the often heard complaints that authorities try

to make builders put up of houses for which there is demand, and that in industrial development there is frequently no housing for the managers.

It is starting its own tension scheme that will double the existing housing and include centres, schools, light and local authority housing. This expanding town is the need for executive housing as well, and offered McLeans 15 acres on which to build some.

"We were delighted," McLeans. "We think the site is ideal for this type of housing." Although the village will not be ready until September, they are already getting inquiries for the cottages, which will sell for £10,000.

Higgs & Hill have gone further for their co-operation—to France in competition with 30 other developers they have been the £2 million contract for 150 houses in the private sector of the French new town of Cergy-Pontoise, the first of a series of new towns to be built round Paris.

Jubilant Higgs & Hill believe it is the first British development to have won a government contract for private housing on the continent.

The properties, to provide accommodation in a garden setting for middle and upper income groups, will be of two types. Purchasers of the first type, two bedroom, detached house, will be given plans for extension to three or four bedrooms if they wish.



A development of three- or four-bedroom houses being built by Wates in co-operation with Letchworth Development Corporation

GLC turnaround on office expansion?

GREATER LONDON is concerned about the loss of jobs in London. By 1976, it is estimated that 100,000 jobs will have disappeared from the capital. The number of jobs available in the capital has slumped by nearly 442,500.

Particularly worrying is the loss of factory jobs, which have been disappearing at the rate of 30,000 a year. Office jobs have been dropping at a comparable rate since 1963.

The GLC, the public body, the Location Office Bureau, was even set up to advise employers on the ways of getting out. Now the GLC is in a bit of a bind. London is in danger of declining into a city of enormous Pittsburg—a decaying centre surrounded by irrelevant dormitories.

May the GLC strategic planning committee announced the need for a further 29 million sq. ft. of office space and 10 million sq. ft. of industrial space to prevent London from turning into a city of unemployment. The GLC is not only a body-pinned the areas where such development should be sited. Included: 10 million sq. ft. of new space in West London, 13 million in North-East London, and a whopping 14 million in Central London.

RENT TROOP.
Day Times Property Independent

of course, the right in the face of government policy—the GLC was quick to point out that it wasn't so much about decentralisation as trying to keep it down. In 1964 George Brown clamped his famous ban on office development in London. And for some time before there had already been very severe restrictions on office development in the London area—no more than 3,000 sq. ft. (about the size of a small workshop) could be built in the industrial development of the GLC.

The situation now is still the same (although a lot of office blocks slipped through the ban by having building backs-dated). A would-be tenant in London has to go to the Department of Environment that it is essen-

tial for him to be based in London before he can get an office development permit.

The ceiling under which you don't need an ODP is a modest 10,000 sq. ft. A would-be industrialist has to make similar representations to the Department of Trade and Industry, though the factory ceiling has now been lifted to 5,000 sq. ft. Permits in hand, the would-be tenants (or the developer concerned) must then apply to the GLC for planning permission to build.

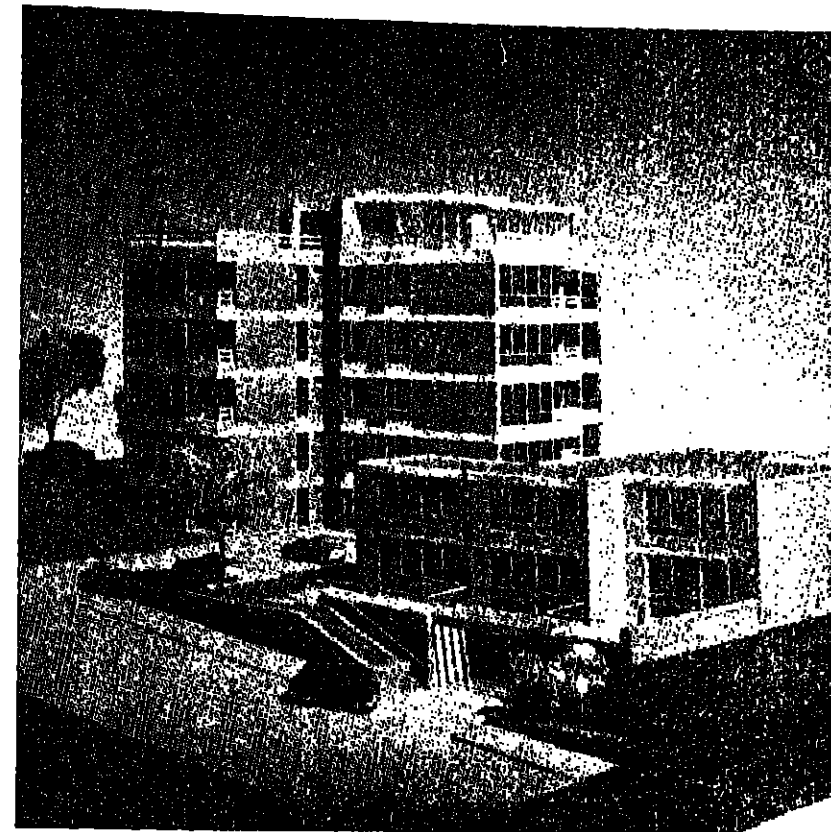
The clampdown on development in London has sent rents through the roof, and this in turn has forced even more employers to leave. The top office rent in the City of London has skyrocketed to £10 a square foot, one of the highest in the world.

It is a cumbersome procedure and the resultant shrinkage in development has either pushed employers out or forced them to make do with outdated or inadequate accommodation. This isn't such a hardship for office users, though modernisation is expensive and often wasteful of money and skilled labour. For industrialists who can't bend their increasingly specialised and sophisticated requirements to fit old multi-storey buildings it is an impossible situation.

The result is that London, and especially East London, is groaning under the weight of antiquated buildings that are good for nothing except demolition. A few developers in desperation are even exploring the possibility of transforming old warehouses into offices.

So the GLC is coming to the rescue... or is it? Perhaps justifiably, the property world is sceptical. For one thing, the planning committee's recommendation will have to be approved by the Secretary of State for the Environment, Peter Walker.

The suspicion is that, when it comes to the crunch, the GLC itself will resist its own recommendations. The GLC has been pushing for development in the moribund areas of East London and even further out into Essex. Witness the hundreds of acres of semi-detached dockland which are now the subject of a comprehensive redevelopment study ordered by Peter Walker. Developers, on the other hand, want to go west. That is where all the best transport and shopping facilities exist and where very important for siting factories—the management class tends to live. The principal existing industrial areas are in West and North-West London. In places like Wembley and Park Royal, while most suburban office development, when it was



Extreme left: 13-storey office block under construction in Charles Street, Leicester. Architects: Carl Fisher & Partners

Left: Imperial Towers, Hampstead, a new luxury apartment block. Agents: Mitchell Mortimer & Co; Drice & Co.

limited shopping (and you can't get female office staff if the shops are bad) and only one underground station, which is on a minor spur of the Metropolitan line.

One future trend in London will certainly be the redevelopment of railway and underground stations—a logical situation to the problem of transport and thus office staffing. Tavensoft Properties are planning a huge office scheme on top of Croydon Station (they were one of the pioneers in this field with a raft development over Wembley Station some years ago) while Town and City are now in the process of redeveloping Moorgate Station in the City at a cost of £54 million. There will be 135,000 sq. ft. of office space here.

Finally, one of the few major schemes that isn't connected with a station has got under way in Victoria Street. This is an office-and-shop complex on three acres being undertaken by Chetwood Properties and the Church Commissioners. This scheme will cost some £25 million and produce a vast 350,000 sq. ft. of air-conditioned office space plus 34 shops and parking for 300 cars.

allowed, took place in such centres as Croydon and Harrow where there was and is a strong concentration of white-collar staff.

If you take by contrast just one area of East London, Wapping, which is bang in the middle of the dockland redevelopment plan, it has very

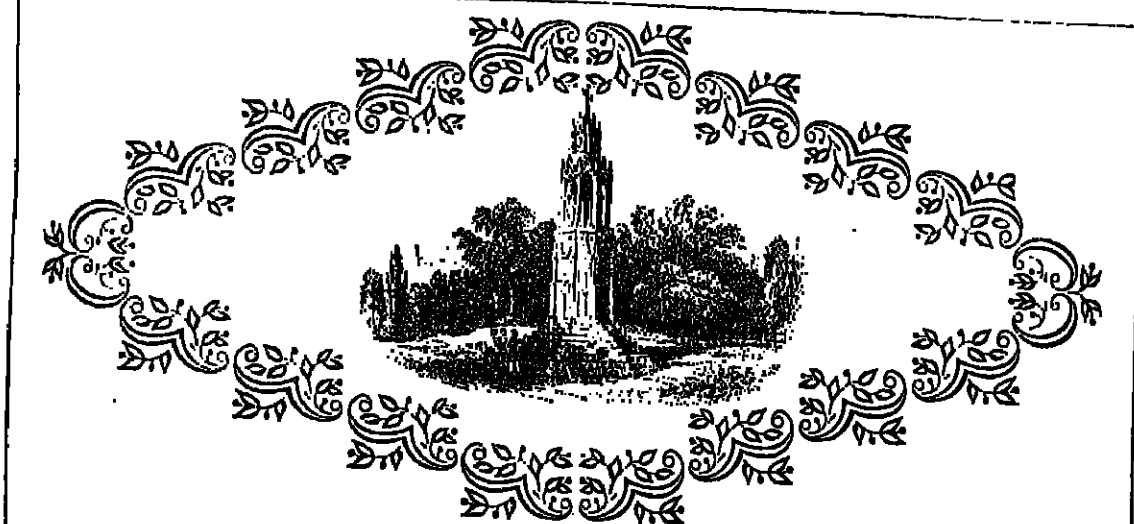
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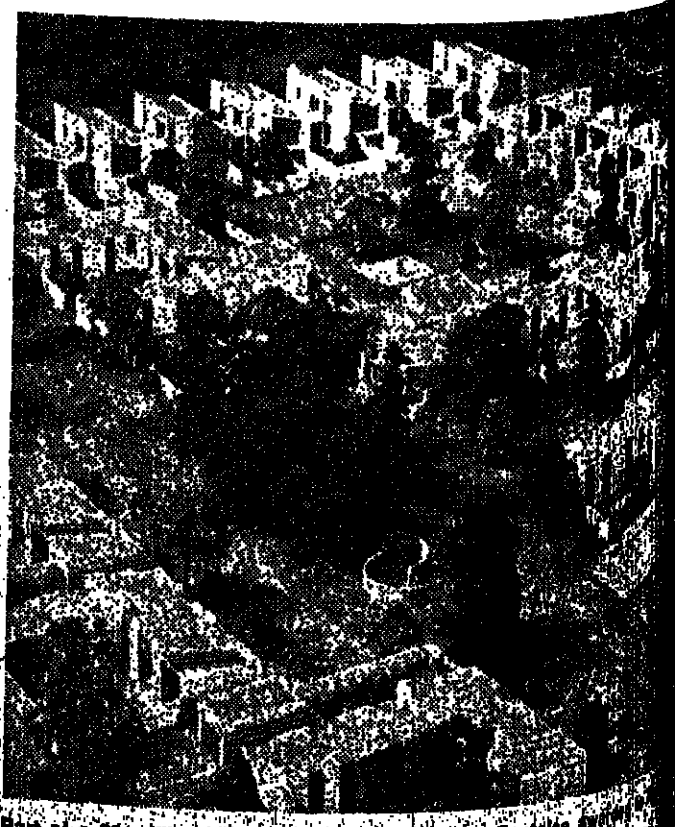


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Part of a 28 million pound industrial estate at Harby-Pontoise

1 One of the banking halls in Lombard Street. City properties in this one, are still becoming available. Agents: St. Quintin, Son & Stanley

2 On the site of the old Fleet Prison, Caroon House, Farringdon Street, EC4, has 76,000 sq. ft. of air-conditioned offices. Developers: Sun Life Assurance Co. of Canada. Project managers and sole letting agents: Jones Lang Wootton

3 Dropmore, formerly the United States International University, an eighteenth-century 36-bedroom house in Burnham, Bucks, is available for sale at £280,000. Agents: Alfred Savill, Curtis & Henson

4 Model of a £25 million redevelopment to be undertaken by Chelwood Properties and the Church Commissioners in Victoria Street, London. It will produce 350,000 sq. ft. of air-conditioned office space and 34 shops

5 Block of 48 flats directly opposite Hyde Park. Individual units are being sold on long leases from £11,350. Agents: Allsop & Co.

PROPERTY PICTORIAL

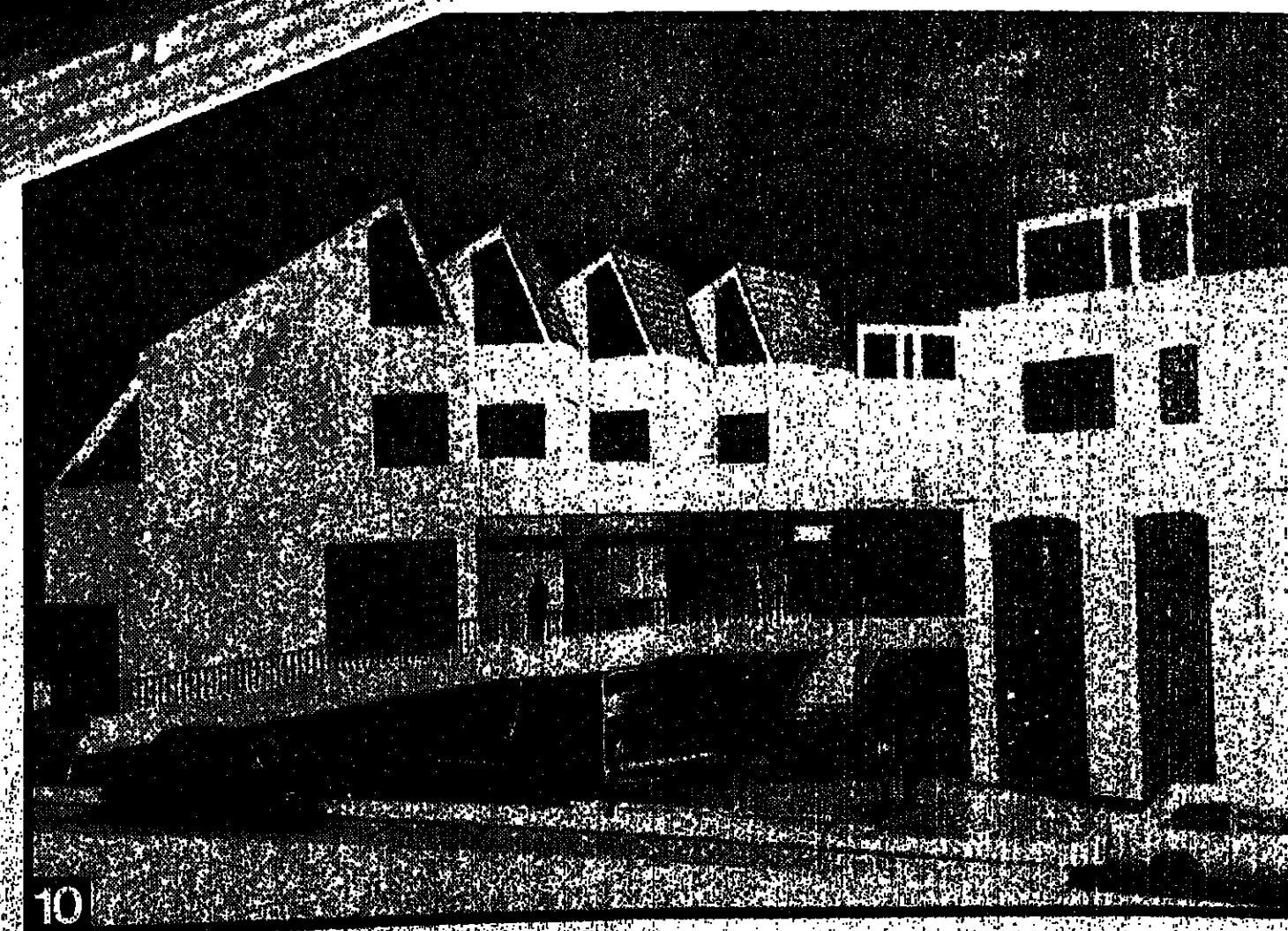
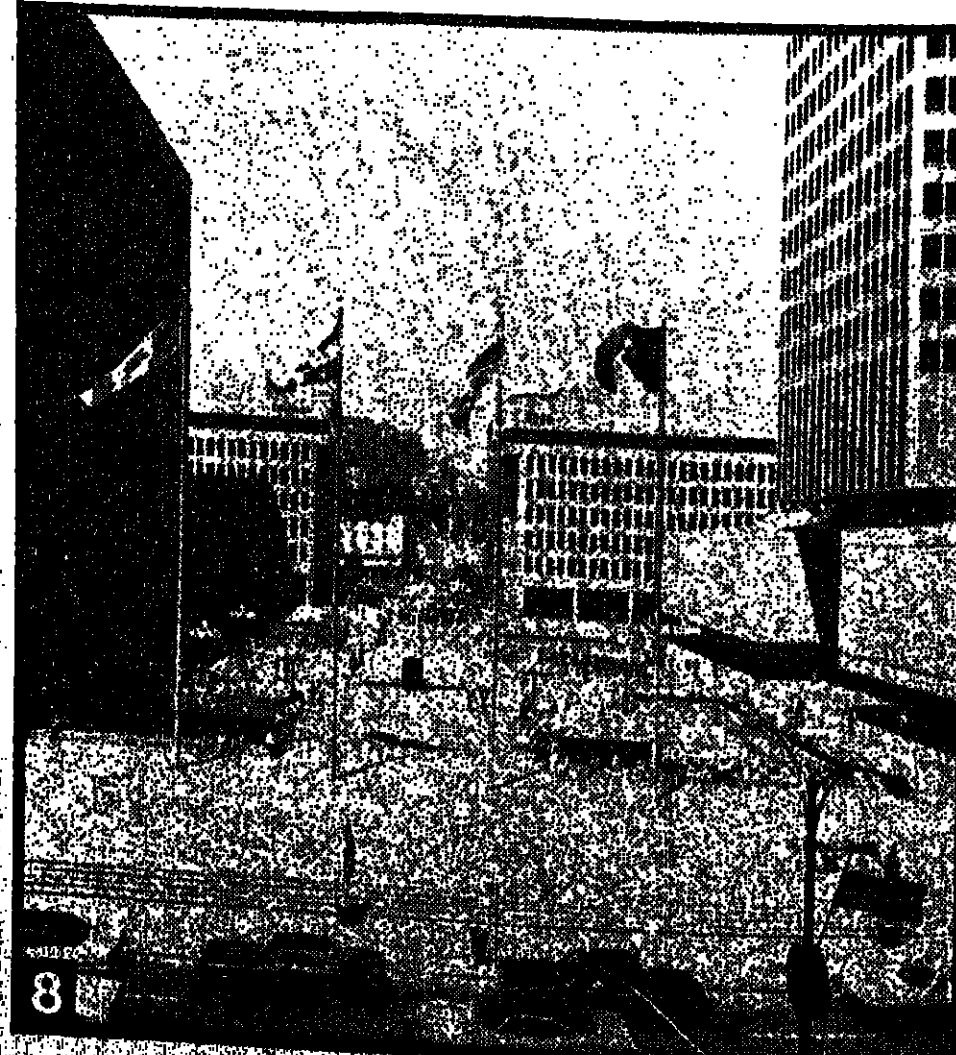
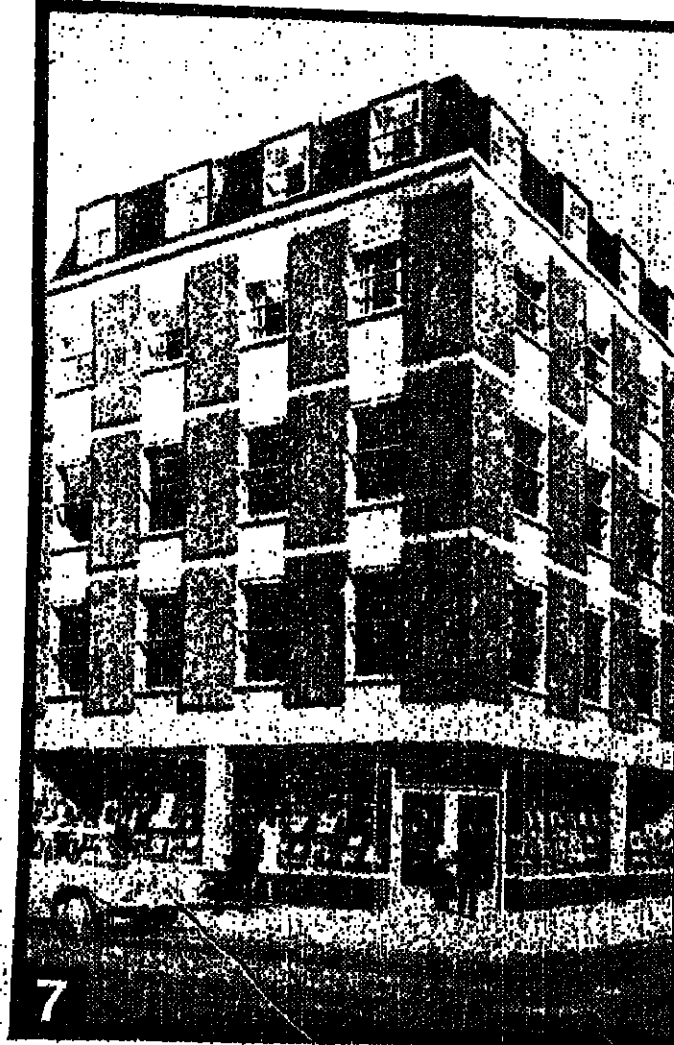
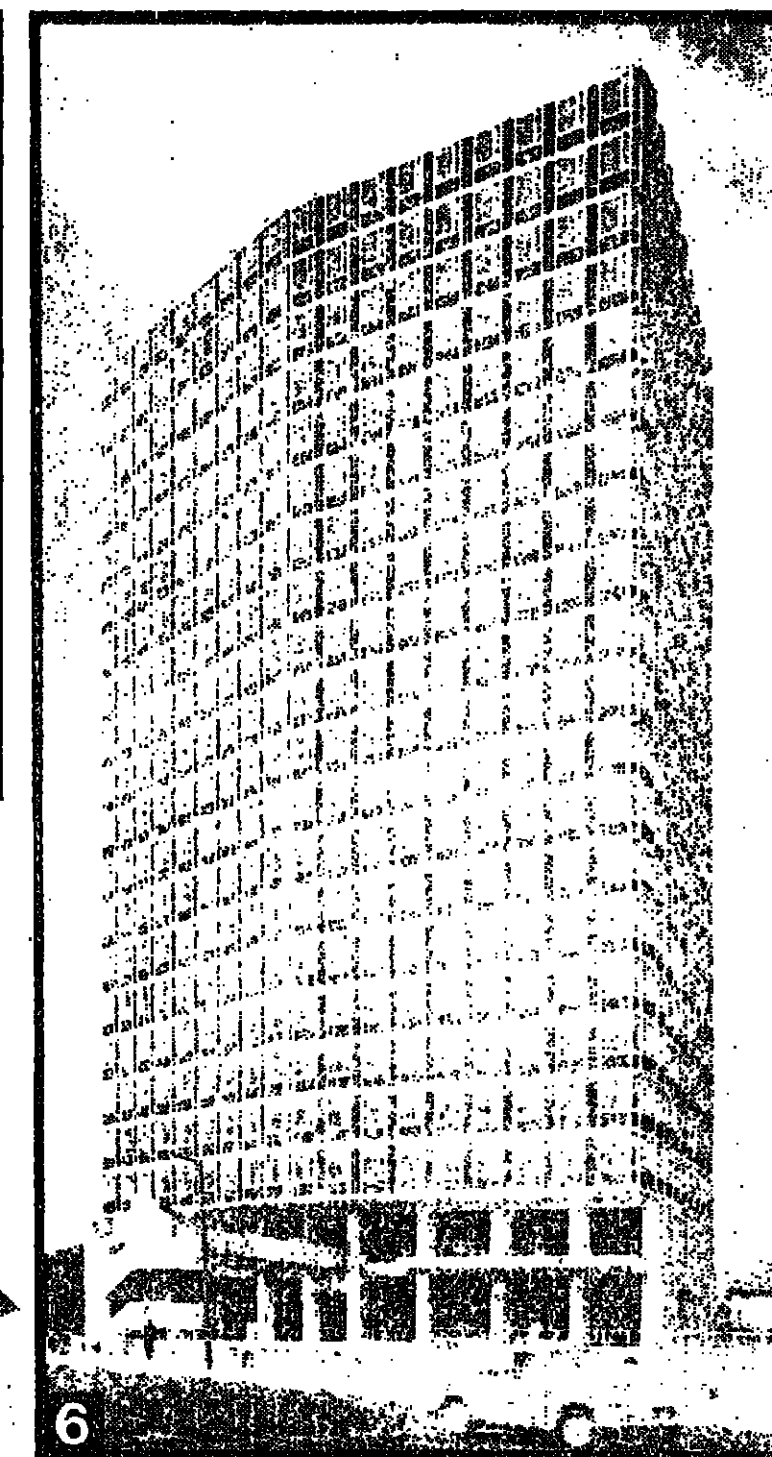
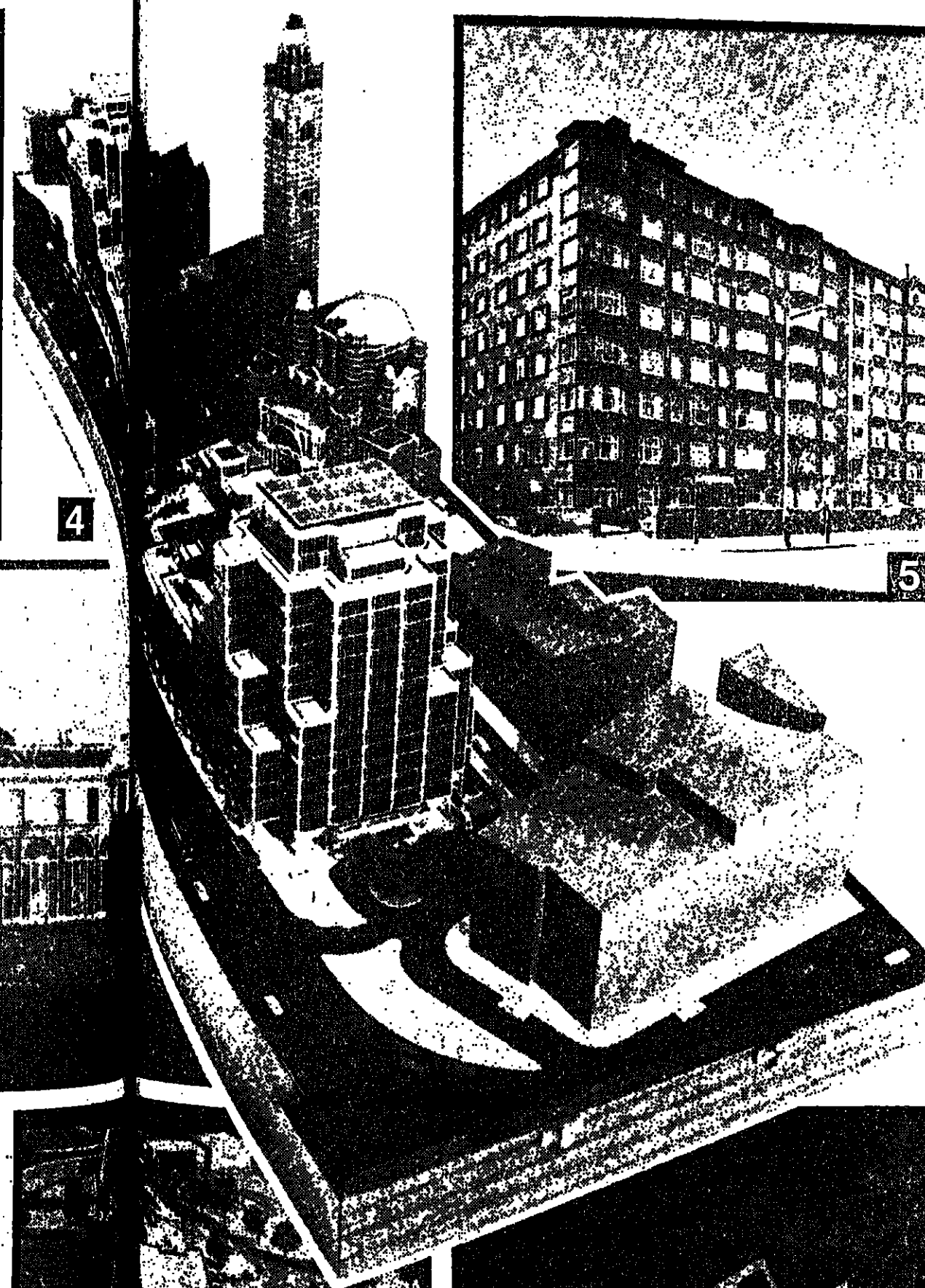
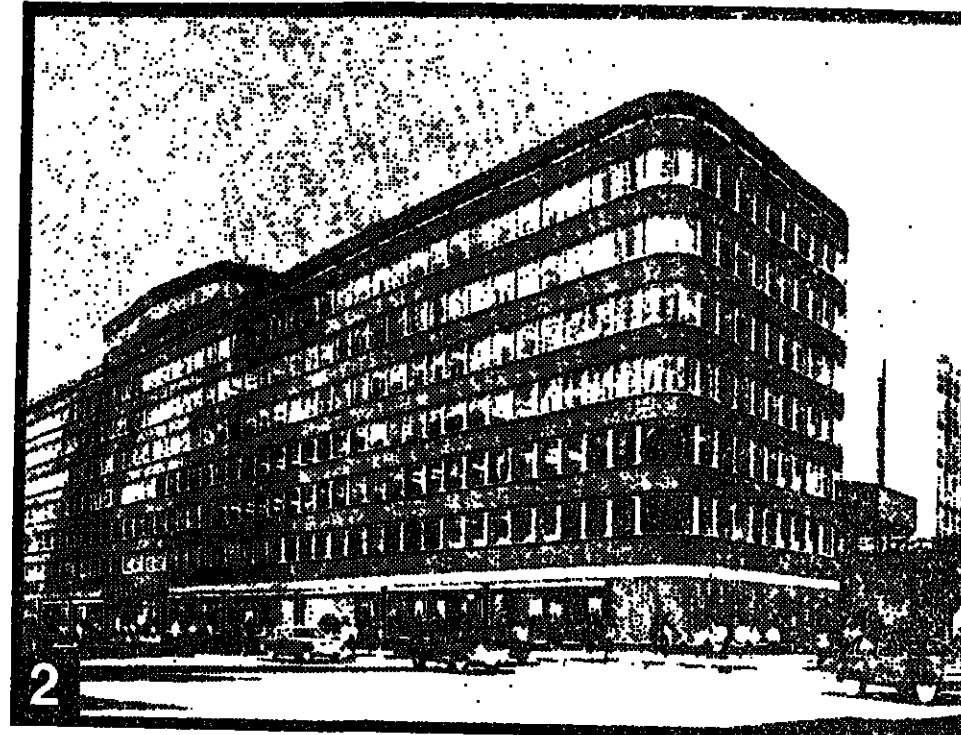
6 Two floors of Station House, Wembley, this well-known triangular building on the North Circular Road are to be let at £2.10 per sq. ft. through Alfred Savill, Curtis & Henson

7 Another office block for Soho. 6-floor, 5,250 sq. ft. building going up on the corner of Broadwick and Poland Streets. Joint agents: Gross, Fine & Krieger, Chalfen and Michael Barrington Laurance & Co.

8 Place Ville Marie, Montreal, one of the world's largest office, shopping and entertainment complexes—a development by Trizec Corporation, part of the Star (Great Britain) Holdings Ltd. Group of Companies

9 A revolutionary concept in planning—the Langney District Shopping Centre, three miles from the heart of Eastbourne, with parking for 1,000 cars, will open December, 1972. Cost will exceed £1½ million. Agents: Healey & Baker

10 Two-tiered shopping precinct in Heath Street, Hampstead Village, with traffic-free pavement access to 19 shops. To be completed early 1972 by architects Ted Levy Benjamin & Partners. Pelly Heath Developments Ltd; letting agents: Benham & Reeves



Handwritten note: Photo in 10

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This comfortable detached house Highgate is on the market. Mr & Sons expect between £250,000 when the house is sold.

Property protection

FOR SOME TIME, insurance was available for the purchasers of new houses so as to cover the cost of putting right major defects which might become apparent in the ensuing years. Certainly, plenty of claims were settled under these insurances. There is, however, still a market to cover post-constructional defects in the case of commercial and industrial property. Although most types of property will be considered by underwriters, there are certain exceptions—such as wharves, docks and piers where the risk is greater than average.

Normally, the insurance applies only to new buildings on new foundations. Nevertheless, incorporated in the cover are permanent fixtures and fittings which form part of the building, including garages, heating, water and air conditioning systems. Among the specific exclusions in a policy are fences, gates, paths, driveways and external fountains, neon or electric lights, lifts and escalators, together with machinery, plant and equipment installed for trade, commercial, industrial or manufacturing purposes.

Insurance is not arranged for the full value of the building, but for an agreed figure, which may be say, 25 per cent or 33 1/3 per cent of the purchase price or building cost value. The aim is simply to insure for a sufficient figure to meet all the losses which can reasonably be expected—such as underpinning a major subsidence, replacing a roof, etc.

No set rates of premium are quoted for this type of risk, since so many different factors have to be taken into account.

To help them assess the risk, generally underwriters ask for a sight of the architect's plan and specification, in strict confidence. If the firm responsible for the building work is not already well known to them, underwriters may want to know something of its history and experience with similar types of building. Clearly, too, the occupancy of the building can have a direct bearing on the rate of premium.

JOHN CASELLE

As might be expected, all policies contain an excess. The exact amount depends on the property, its value and the subsoil. The minimum excess imposed is £100. A single premium, generally, is paid for cover over a three-year period after erection.

Another little known form of insurance can provide a landlord with cover in the event of the insolvency of the tenant. It should be stressed, however, that this applies only to commercial or industrial premises, and not to private accommodation.

In practice, it is not always the landlord who actually makes the arrangements and pays the premium. Sometimes, under the terms of a lease, it can be obligatory on a tenant to insure, and then to hand over the benefits of the insurance to the landlord. There is no reason why the indemnity under this insurance should be limited to the rent. Basically, the aim should be to

insure for the landlord's sure of loss. Unfortunately, the whole field of credit is not generally open to obtain full cover.

Insurers make it a golden rule that insured must maintain interest. In this way, they reduce selection and the risk of rash decisions by landlords. Nevertheless, the percentage of cover may be quite low, such as 85 per cent or 90 per cent. Basically, therefore, the liability of the insurers under this type of policy is limited to the agreed insured percentage of the loss which is admitted rank against the insolvent estate of the tenant, and also in respect of loss arising only from the insolvency of the tenant.

For the purposes of settlement under the policy, solvency is held to exist until certain steps have been taken by a court or by the liquidator under English law; or some steps under the law of the country of the court to which jurisdiction is referred to any of those steps in question are an act made against the tenant winding up by the court, or a passing of an effective resolution for a creditors' voluntary winding up of the tenant.

It is a condition of the insurance that anyone insured in this way must keep the insurers informed in the event of the tenant being at any time in financial difficulties, or when an amount payable under the contract has not been paid on the due date.

As might be expected, premiums vary considerably for this type of protection, depending on individual circumstances and the standing of a tenant in the eyes of the insurers. At more than a guide, they may be in the range from one to two per cent of the amount insured under the policy.



"Is this house Jewish?" "No. It's Georgian"

you can say Endowment Policy. Looking at the figures you now realise you must give up smoking, drinking and eating for the next 35 years.

Next comes the survey. This too can be quite hilarious. I once saw a survey report which remarked: "There is a plane tree planted in the garden of this house. The roots are growing under the house and splitting its foundations in two. The front half of the house is slowly parting from the rear."

Not all reports are quite that drastic. Just so long as the place isn't suffering from wood-worm, earth worm, ring-worm or sloe-worm; or dry-rot, wet-rot, wood-

That blessed plot...

STATISTICALLY WE TEND to change houses every seven years. This, I suspect, is because it takes seven years to forget the traumas of buying the one we leave. Your path to that little terrace house is beset by problems of all kinds. Even if you don't wake up one morning to find a highway snail past your bedroom window, or the house next door scheduled for redevelopment as an abattoir, there are many vicissitudes to be endured before you can really stand with your off-putting in that little green patch between the tool shed and the wind-over garage.

RONALD HART

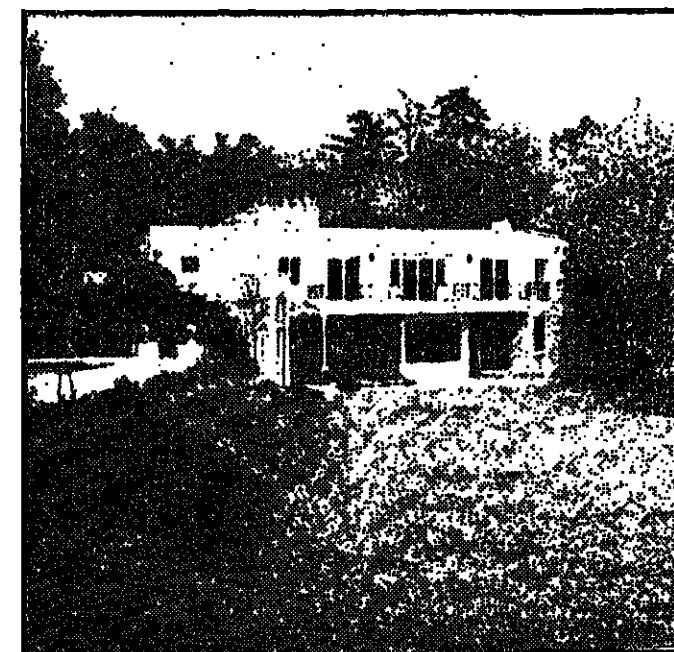
The first problem, of course, is actually finding a house. This might be a easy what with estate agents' particulars pouring through your letter box and sale boards sprouting in every front garden with the coming of spring. But the more you actually like is either too dear, too crumbling, or too far from the shops. The next stage is finding a solicitor to act for you. This is not easy. If you look closely at the list of names, you will almost certainly find that your brother-in-law is a solicitor, or your father-in-law, or your sister-in-law, even, in extreme cases, your mother-in-law. The legal business is positively fraught with family connections.

Other than this there are two extreme types of lawyer. One is the honey-tongued sharp-suited dandy type with a dolly secretary and an office full of antiques. He's only at home when making take-over bids for a company. A brief review, three quick grins and handshake and you end up in a deal with the telephone girl. At the other extreme is the bumbling old chap who meanders on about how he and your father and isn't quite

sure whether you've come for conveyancing or wounding with intent.

Anyway, having found your house and found your solicitor you now have to find a mortgage. And this is where the real laughs begin. Yes, yes, you are told, mortgages are freely (freely?) available, except that in the first place you aren't earning enough; in the second place the house won't value up enough; in the third place it isn't solid enough; and in the fourth place... but who needs a fourth place? It's then you remember

rot or brick-rot; and provided also that the foundations haven't suffered from land-slip, subsidence, defective drains or underground streams; and that the roof isn't leaking; the bricks don't need re-pointing; the rear elevation isn't collapsing, and you haven't got death-watch beetle in the loft... Well, providing all this the surveyor might just be prepared to agree that your impending purchase won't bring bankruptcy down upon his unfortunate society.... I will not dwell here upon the medieval processes of making



This Mediterranean-style villa adjoining Coombe Park golf course is being sold by Mrs Leona Hummel, widow of the former European head of Warner Brothers. Agents: Gross, Fine & Challen.

that your brother-in-law (on the other side) plays golf with a fellow who is related (by marriage of course) to a chap who is very friendly with an insurance broker whose sister is going out with the manager of a building society.

You're whisked along to the broker's office. Statistics, profits, estimates, bonuses are poured across the table and your mortgage is fixed up almost before

your offer, exchanging contracts, abstracting titles... Many long weeks must pass before you get the key to your little love nest. Then, having paid the estate agent's commissions, lawyer's fees, stamp duties, insurance premiums, rate bills, gas bills, electric bills, connection charges... Then (and only then) the place is yours... And you can sit back for another seven years.

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Don't give criminals a break

ACCORDING TO OFFICIAL figures, every 20 seconds of every day and night a piece of property is raided somewhere in Britain. Ranged against a grossly understaffed police force are criminals expert in the art of planning, equipped with special tools and techniques and highly mobile in escaping with their loot.

The raids are executed not only on the residences of the rich or the enterprises of the affluent but also on the humble homes of elderly folk (perhaps living in flats on their own) or on the suburban dwelling of the young married couple who have decided to go off for the weekend. No one is immune, but everyone can take precautions.

There is very much more John citizen and Jane can do to protect themselves and thereby help the police and the community. The cost of security is minimal as against subjecting oneself to constant anxiety and running the risk of losing one's cherished possessions or exposing oneself to the possibility of physical injury.

So many private residences offer very little resistance to the professional criminal who is so well equipped to open locks and gain entry. At risk may be a householder's pictures, art treasures, silver, jewellery, porcelain, tapestries, furs, furniture,

carpets, etc., all of which items have escalated in value over the past decade. And insurance compensation can rarely replace cherished possessions, family heirlooms or things of sentimental value. Nor can it make up for the shock, distress and humiliation of viewing the vandalism which frequently accompanies the break-in.

There are many burglar alarm suppliers in Britain. They range from nationally-known companies offering a wide variety of systems to hundreds of small firms which fit simple alarms. The question is, therefore, which firm, which system? It does not necessarily follow that the smaller the firm the cheaper the installation. Greater resources by larger enterprises may mean cheaper production costs in addition to guaranteed efficiency.

As far as residential property is concerned, it must be borne in mind that when contemplating an alarm, a system must be chosen which provides security 24 hours a day. An alarm company is required to provide equipment which gives (1) first-class security, (2) simplicity of operation; (3) an unspoiled décor to the home and (4) workability even when visitors stay overnight.



Some burglars are not the tidiest of people. This scene greeted a flat-dweller after thieves had done their work.

The first step is to consult the Police Crime Prevention Officer at one's local police station. He has special responsibilities for preventing crime, and it is one of his duties to advise the public (free of charge) on security. He will put a person in touch with companies manufacturing, installing and maintaining alarms.

Generally, the PCPO refers people to several alarm companies, each of which may be asked to survey one's premises and to supply a quotation for the provision, installation and maintenance of an alarm. When the alarm companies have supplied their proposals, the officers may be consulted for further advice. In fact he usually likes to ensure that the alarm company's proposals are sufficiently comprehensive for the risks involved.

One of the top three alarm systems in the United Kingdom is Shorrock Security Systems Ltd. (a member of the Hawker Siddeley Group). They are the manufacturers of the world's largest range of electronic security equipment, which can be seen in operation at their London showrooms at Colindale. They produce an extensive and ingenious range of special security equipment both for residential and non-residential premises, including synagogues (protection of the Ark silver) and Jewish schools in the area.

The Shorrock crime preventer is an audible alarm system with two bells, a protected control unit, contact points, electronic

pass lock and high security locking throughout.

The installation is carried by the firm's engineers in a day with no fuss or delay. Mains and leaving wires, the audible alarm and other crime preventer offers protection at a realistic cost—either an outright sale for a week or a rental of a few shillings—within the pocket of a person with modest means.

Extra detection points cost extra £3 each and pressure maintenance visits are carried out at regular intervals by installation engineer.

The firm has on display in its showrooms a fascinating range of security equipment, including pressure mats (trap devices used underfoot in rooms and also particularly effective under carpeted areas), radar scanners and automatic dialling machines which dial 999 when the unit is intruded.

Anyone, on making an appointment, is free to go to the showrooms to inspect the equipment. The address is 25 Upper Brook Street, London W1. The address is 25 Upper Brook Street, London W1. The address is 25 Upper Brook Street, London W1.

While no burglar alarm system is ever likely to be proof (though many would claim this for their equipment), a criminal who pitted his wits against the full range of modern security devices, the criminal would succeed only with a tip-off.

Now the Inland Revenue is concerned has often been claiming that rents paid for properties should be allowed for corporation tax purposes.

It has already been followed against Austin Reed, and is following against the Mail Order Stores.

LIONEL SIMMONS

Tax man threatens lease-back deals

GREATEST THREAT to hit the industry, intent on sale leaseback arrangements is beginning to emerge. If the Revenue succeed in their efforts, it could mean a real trouble for industrial concerns which wish to sell their property, and

at present time there is a trend for many companies which require funds of capital for investment. This capital can only be raised by selling the properties within a company.

STEPHEN KING

There have been many cases in Britain recently, especially in the South East, where a company has meant that a company could stay in business. It has often been a problem, and realising the assets of the company concerned has often been a saving operation.

Now the Inland Revenue is claiming that rents paid for properties should be allowed for corporation tax purposes. It has already been followed against Austin Reed, and is following against the Mail Order Stores.

and Land Securities Investment Trust. Millions of pounds concerning hundreds of deals all over the country are now at stake and some observers are already sounding the death knell to the sale and leaseback arrangement which was becoming more and more popular.

In the case of Austin Reed they received a year ago claims from the Inland Revenue for more corporation tax because of rents on leasehold properties. Special Commissioners have found: 1. the sale and leaseback of a property was one transaction and not two. 2. More rent was paid under the leaseback arrangements so that a capital sum could be obtained and not just to secure the right of occupying business premises.

Rents must be deductible from profits otherwise many companies could find themselves in deep trouble. It could slow deals to a crawl, and at the same time affect many which have been completed for some time.

In the case of Austin Reed, they are far from finished yet. The case may go from the High Court to the Court of Appeal, and perhaps even the House of Lords.

The Inland Revenue is out to make its interpretation of the law stick and is, apparently, determined to attack and destroy the leaseback principle. If the Inland Revenue succeeds it may effectively invalidate every leaseback arrangement.



A period Mayfield office, approximately 5,700 square feet. Agents: Brian Cooper and Co.

Austin Reed intends to fight its case to the House of Lords if this is feasible. Austin Reed's case is unlikely to come up in the High Court before 1972. If the company falls there and has to appeal the case could drag on for a further protracted period.

Property men believe the Inland Revenue is seeking to undermine the Income Tax Act, 1952 (superseded by the Income and Corporation Taxes Act,

1970). At no time since the 1952 Act has the central principle implicit in the Act—namely that rental expenditures properly laid out in carrying on a business are deductible in arriving at profits for tax purposes—been challenged.

The problem is unlikely to be resolved this year, and it could well be 18 months before the whole situation is clarified. In the meantime it could well have serious repercussions for companies.

sections of British business—part of which is far from happy at present with rising overheads and often lower profit margins.

Charles Clow was one of the first people in Britain to use the sale and leaseback technique which really grew up as a sort of reverse mortgage arrangement.

A company in difficulty wanted money, and got it by selling the building concerned. At the same time a rent would be agreed, and the buyer of the block then had a sound investment with a good annual return. Otherwise the deal could be sold off to a Pension fund, giving the initial buyer a fair return on his money if he was patient for a year or two.

It is not only freehold property which is disposed of in this way, but also leasehold properties too. It of course means that the business concern gets a large sum of money for its premises, but is then faced with paying a fair market rent for the property which formally cost nothing. The annual rent must then go on the books, and if tax relief is not forthcoming it will hit very hard indeed at the profitability of the whole organisation.

Perhaps the tax acts did not intend this whole question of sale and leaseback to be affected, but now that it has come to light some clear, concise and quick judgement should be made, especially as so many transactions of this type are in progress.

Austin Reed's announcement that it intends to mobilise support from property men and the institutions to oppose the tax men has drawn a quick response from the Inland Revenue. In a carefully worded statement they state that they are not out to kill lease-back deals in general. When they have sorted out the particular cases which trouble them, property men will be able to draw conclusions about their future policy.

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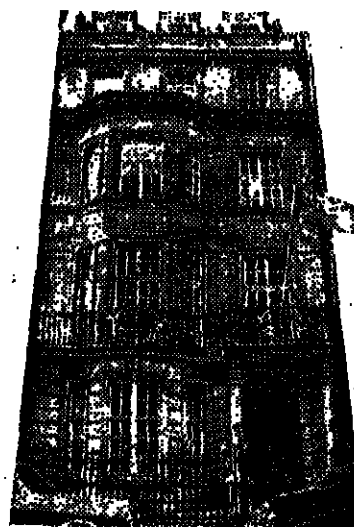
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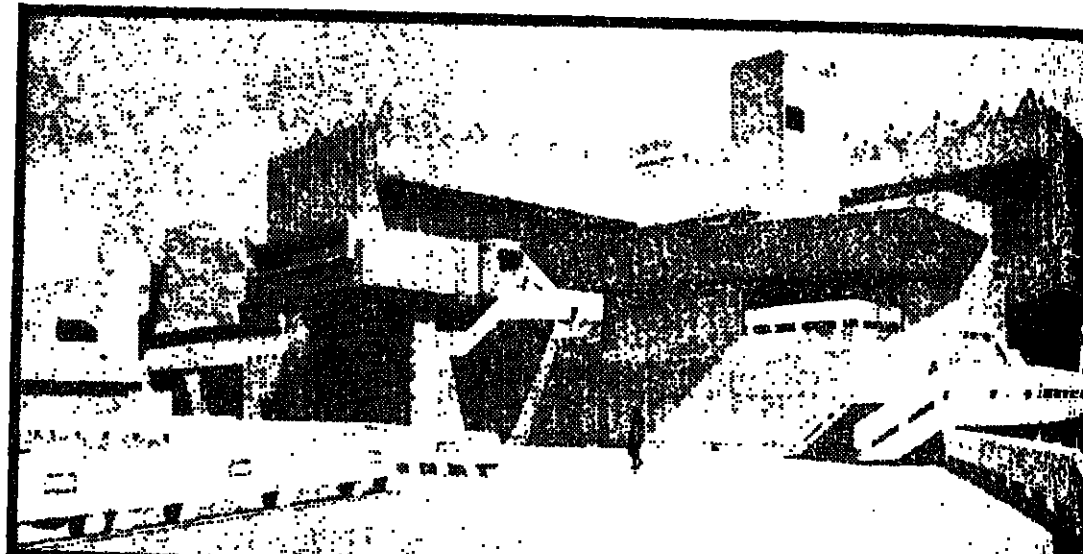
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The Civic Trust was founded in 1957. It fights a constant battle to improve and protect our environment from the excesses of industrialisation. It stimulates voluntary action to avoid eyesores in town and country. Every year it makes awards for new buildings, restorations, landscaping projects and other schemes of improvement to the environment.

ARCHITECTURE

Civic Trust Awards for Good Design—1970



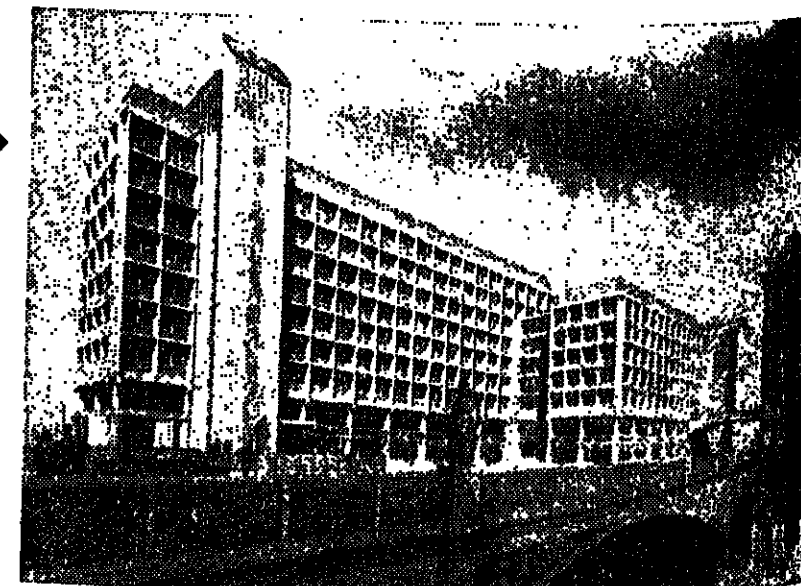
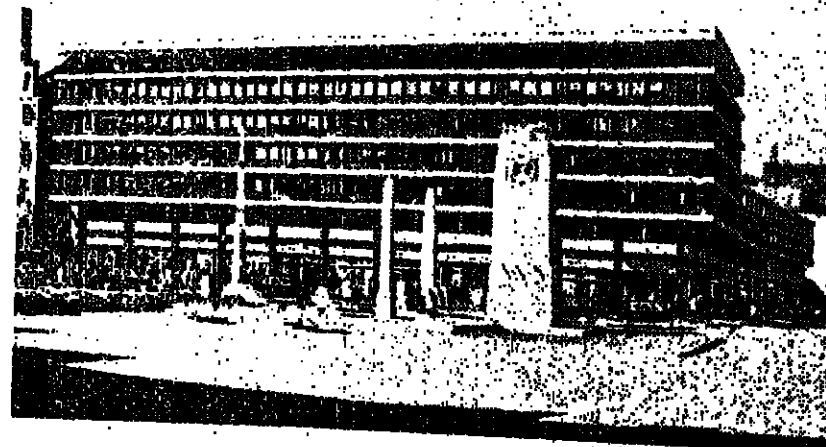
P & O Building, Leadenhall Street, EC3—one of two office towers with different owners planned together, by architects Gollins, Melvin, Ward & Partners, for maximum mutual advantage

Above: Buildings as concrete sculptures—the GLC's Queen Elizabeth Hall and Hayward Gallery on the South Bank designed by Sir Hubert Bennett. Top of page: Old people's flats at 71-79 Priory Road, NW6, owned by the Lebone Housing Association. Designers: Noel Moffet & Assoc., G. F. Atkins & Assoc. and Sir Robert McAlpine

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The Hamlet, Chiswick Hill, SE5—private development of terraced houses by architect Peter Mollet. Top of page: Palmistaking restoration of 17th-century Forty Hall in Enfield for use as a museum and display centre. Designers were H. D. Poake, T. A. Wilkinson and H. T. Townsend

MARKET SECTION

An assessment of market trends and influences by firms with day-to-day experience in the property world.

Residential property values still soaring

The period 1970-1971 has undoubtedly proved that the boom in residential property values is certainly nowhere near its peak.

Acute land shortage and increasingly high building costs limit the availability of new properties. Unprecedented demand has created a situation where developments based on last year's values are not being sold at a vast increase over the then expected figures. The spiralling of values continues throughout the market and higher-priced residences are reaching totally unexpected levels. It is our experience that houses selling for £20,000 to £30,000—once a rarity—now sell to an active market. There is no sign of an abatement—in fact this class of property is now considered an ideal investment—a hedge against inflation as well as a luxury place of residence.

Flats and smaller properties share this enthusiastic market as mortgages are easily available to most purchasers.

The market for larger properties capable of division into self-contained flats for sale or letting purposes is extremely active. Would-be developers are finding finance readily available and are further encouraged to convert property

with the aid of council grants. We forecast a continuance of this buoyant trend particularly within Hampstead and its environs—where demand inevitably exceeds supply as people strive to improve their mode of living.

BENJAMIN & REEVES

During the past few months the sale of high-class residential property has stagnated a little due to vendors in certain circumstances asking very high prices. The general price range continues upward.

The tempo on the flat break-up scene continues to increase, but in view of the short fall experienced by purchasers (i.e. the cost of servicing the finance in the acquisition less the net income received) being so great, this market is now left very much to the professional.

The office market has now settled to some degree after its recent meteoric rise. While there appears to be some moderate increase in the supply, there is nothing like sufficient accommodation to meet current requirements. However, the latest Greater London Council report with their development plan for floor space

targets in the 1972-1976 period gives some cause for optimism.

The smaller professional and commercial organisations continue to be driven out of the centre. Low-back deals are becoming increasingly popular as owners of freehold and leasehold property held at low rentals realise the substance of these assets, taking subsequent steps to fend off unwanted offers.

The fantastic scramble that took place at the beginning of the year on the hotel front is now over, due to the March 31 government grant date for commencement having passed.

As expected, a number of hotel schemes never did get off the ground. The developers were unable to obtain planning permission, sufficient finance or were not in a position to commence the scheme prior to March 31. Without the grant (worth 20 per cent of the building costs with a maximum of £1,000 per bedroom) the majority of hotel schemes recently projected would not be viable.

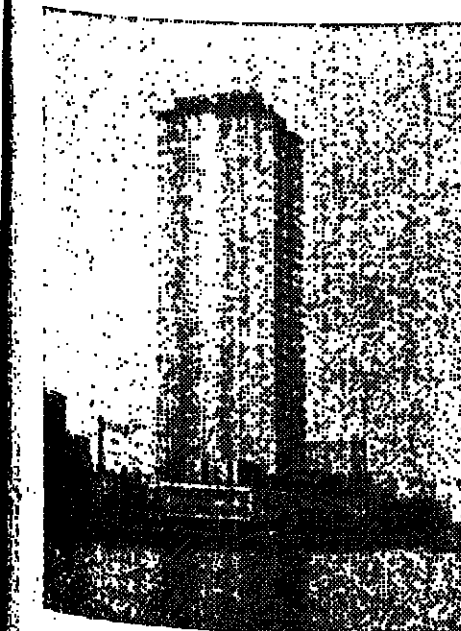
GROSS, FINE & KRIEGER, CHALFEN

Developers are now concentrating on maximising the real value of property. Their job has become more difficult as the knowledge of laymen increases. Today the job of professional owners of property, who may be sitting on valuable assets, to dispose of their interests has become so specialised that many property companies employ several skilled professional men to confirm (or otherwise) the intuition of those making the decisions. Today the publicity given to pro-

Continued on page 2210

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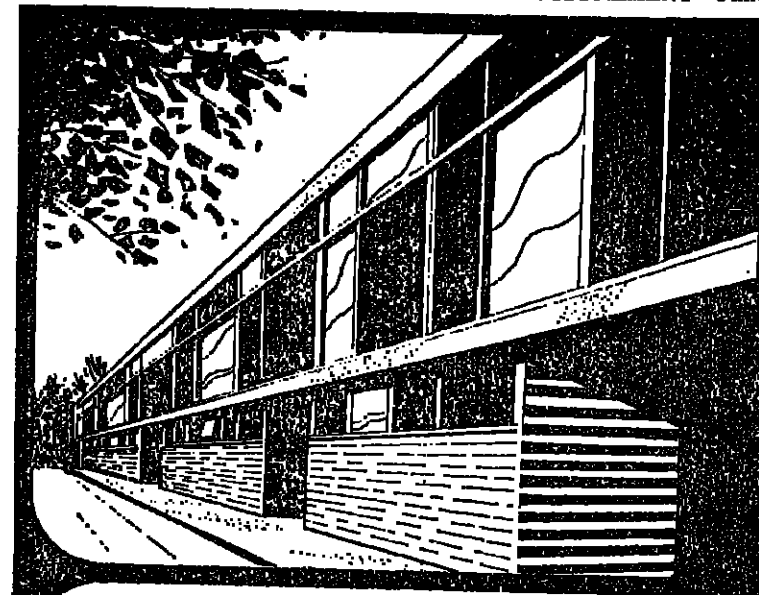


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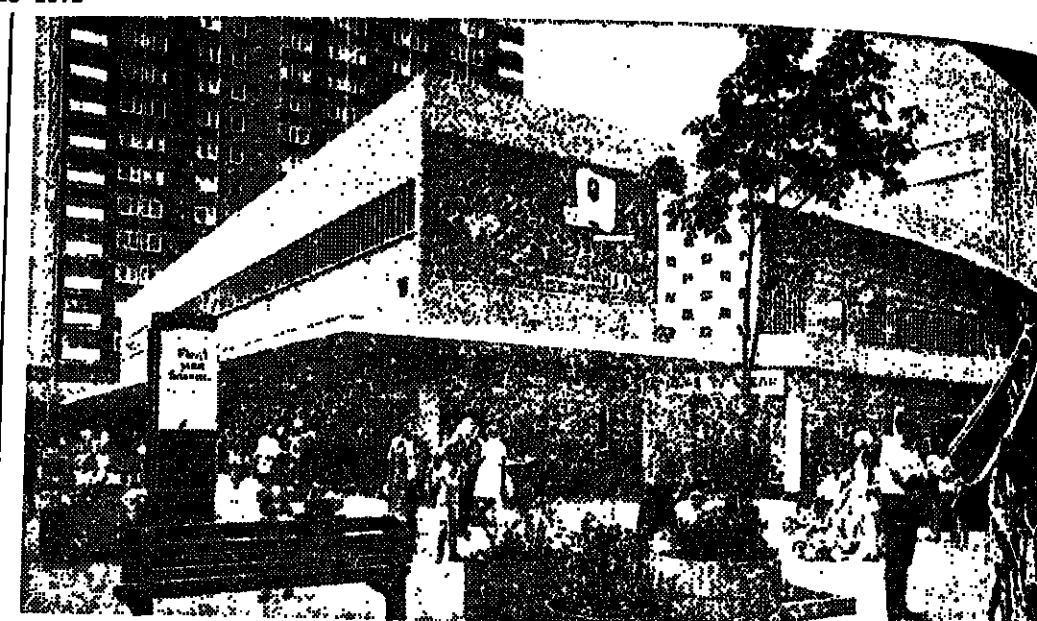
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The North-West frontier beckons

DESPITE ECONOMIC UNCERTAINTIES and industrial and commercial changes, the North-West is preparing for a period of stability. Naturally, the throes of casting off the old and established and picking up the new cause considerable upheaval, but there is a spirit of optimism which even the spate of redundancies recently suffered has not dampened.

In the forefront of the new approach is North Merseyside, with Bootle, described as the "Croydon of the area," at the western extremity and Warrington at the east, a few miles from the M6 motorway. At Bootle, vast new office buildings, mainly occupied by Government departments, have transformed the town to the extent that many feel that it has usurped Liverpool's proper role in this respect.

Meanwhile, Liverpool remains something of a problem child, though considerable redevelopment has taken place in furthering the City Council's proposals that Liverpool should be the shopping and business hub of the North-West. Some office buildings which have been completed, however, remain unlet, a number of them having been criticised as being in the "wrong" location, several are at drawing-board stage awaiting long-drawn-out planning procedures apparently caused through the proposals and counter-proposals.

Basically, there is general acknowledgement that Merseyside's destiny continues to be bound in with its port facilities, though these are in process of streamlining, with the result, for example, that the labour force in the port of Liverpool is being reduced and many of those engaged will be required to find alternative work.

Europe's largest corn mill, which Kellogg's are to build at a cost of £1,700,000 as part of the company's factory expansion scheme in Trafford Park, Manchester, is going to provide employment opportunities, as well as a vast £195 million project by Shell at Carrington, near Manchester.

The M6 motorway has been of tremendous benefit to the region. It puts the glass-making town of St. Helens, with Wigan, Blackburn and Preston in fairly direct communication with the Midlands and South, via the M1 motorway and opens up quicker access to the Manchester and its environs.

Warrington New Town Development Corporation is to develop a 280-acre site for industry and commerce at Woolston, on the west side of the M6 and in the New Town of Skelmersdale. The Development Corporation has awarded a contract for the first phase of the town's 250,000 sq. ft. shopping centre due to be ready by the end of next year.

At Winsford, new self-contained units with offices, suitable for small or medium-sized manufacturers, warehouse or distributive purposes

are available. Winsford is an expanding town, again with the M6 as the key, while at Wythenshawe construction is proceeding on a decentralised office development at Rowlands-way, to provide 114,000 sq. ft. of accommodation in two self-contained blocks.

At Kearsley, Lancs, an industrial and distribution centre is to be developed at the intersection of the M61 and M22 motorways, while a site on the Stockport ring road is to accommodate a 116,000 sq. ft. office building.

Active in the area is the Lyon group, which has the distinction of having acquired the lease of the first site from Manchester Corporation to a private development company. It is of 3.3 acres off Ashton Old Road, about a quarter of a mile from Mancunian Way and on it

Boote Corporation have
Ravenscroft Properties for
thensive development of the
centre

will be built 81,000 sq. ft. factory, warehouse and space in individual units. The group also has a large industrial estate, among others St. Helens.

Over the past few years several towns have undergone urban renewal programs.

Among these is Warrington, which will be served by a new mid-Wirral motorway new tunnel to Liverpool, which is a considerable expanding dormitory area. Merseyside. Several of the multiple companies have substantial units and sites, the scheme, as they have a trade: cases in point are re-concessions on railway stations, catering franchises on motorways, and "shops with shops" — boutiques or craft units in department stores. So as property companies are concerned, however, the turn-

ARTHUR BOWEN
Daily Telegraph
Property Correspondent

Turnover rents: problems and benefits

BUSINESSES WHICH HAVE long been accustomed to fixed rents are increasingly finding that, as their leases elapse, rents and the length of new leases shorten. It is a totally different situation from which prevailed before the Second World War. Then, the landlord—whether office, industrial or residential—was eager to receive a guarantee over a long period, and was ready

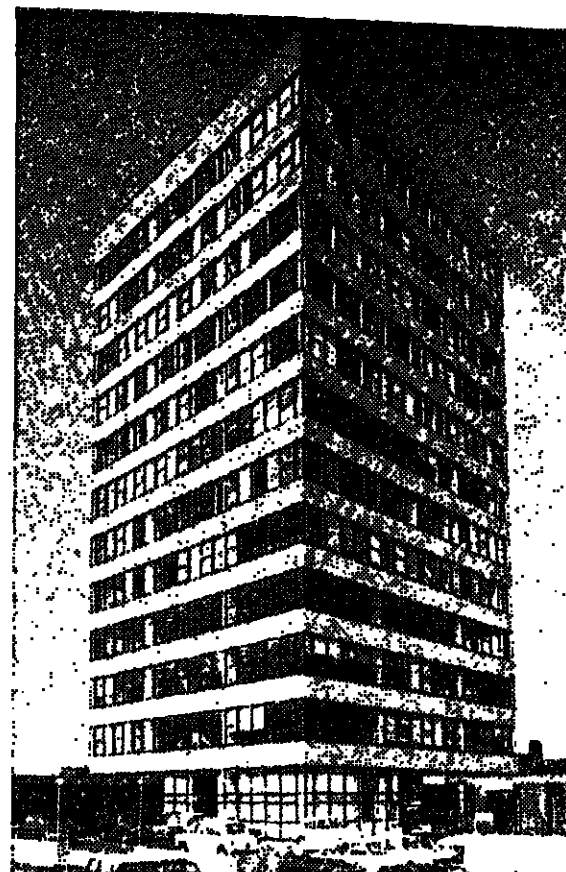
to underwrite the depressed conditions of trade during the inter-war years, with unemployment in even the best years never falling below 10 per cent, the business owner bore the burden of a fixed rental. Even in the fifties, 21 and even 28 years leases were being readily granted. In the United States however, the depression of the thirties was more acute, shopkeepers were not so well prepared to commit themselves to a long rental.

Under the system of charging rent not fixed at a specific time but based on a predetermined percentage of turnover, turnover has become a permanent feature of the American property scene.

In Britain, turnover leases by no means unknown, though they have been generally found on the fringes of redevelopment: cases in point are re-concessions on railway stations, catering franchises on motorways, and "shops with shops" — boutiques or craft units in department stores. So as property companies are concerned, however, the turn-

over rental system is in its infancy. Some lettings on Birmingham's Bull Ring and a few other developments have been on a turnover basis, but the company which is most deeply involved is Capital and Counties. At Victoria Centre, Nottingham, multiples are being given the choice of a turnover rental, while independent traders are still operating under the traditional rack rental system. Overall, nearly half the units in this development are being let on a turnover basis. Looking ahead to see how things will evolve on a national scale, it very much looks as if turnover rents will

apply, in the first instance, largely to multiples. This perhaps in part due to some difficulties in getting properly audited sales figures from smaller traders, but mainly because there is more assurance of a multiple trader having the managerial resources to obtain the requisite level of turnover. As with any innovation, there are problems. Firstly, what percentage of turnover should be charged as rent? Clearly, a figure appropriate to a high volume, low margin trader, such as a supermarket, would be inappropriate to, say, a jeweller or fashion shoe retailer. In the first instance, something like two per cent of turnover might be levied—even as little as one and a half per cent where the



St. James' House, Campo Lane, Sheffield. Manufacturers Life Assurance have acquired the head leasehold interest through Jones Lang Wootton



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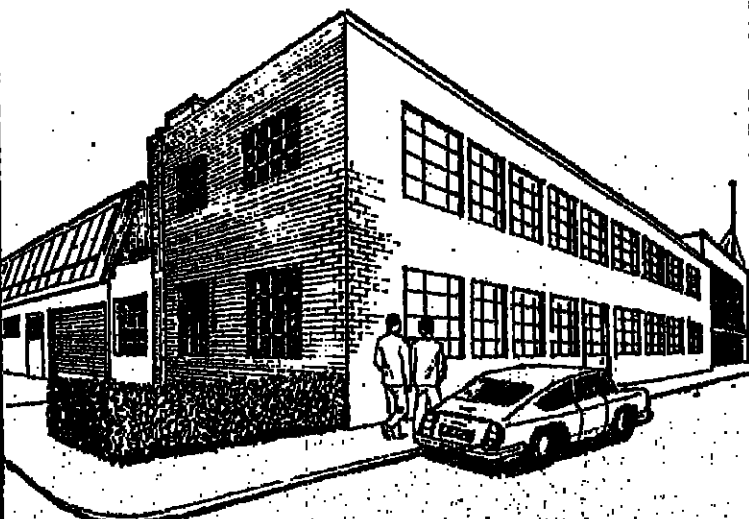
ROBERT SIMPSON,
Investors Chronicle

retailer is bearing all the expense of fixtures and fittings. The traditional low volume retailer, on the other hand, could expect to pay around 10 per cent of his turnover in rent. Probably the figure would be around five or six per cent. This immediately raises the question of change of use or transfer of leases. One could envisage a situation where a supermarket retailer decides to increase the proportion of slower moving, but higher margin, non-food merchandise; this would probably involve negotiations to amend the lease. As for transfer of leases—particularly where a property company has difficulties in assessing the sales potential of the new tenant—this might be achieved through reversion to a rack rent.

Yet another problem — this has proved particularly the case with catering franchises on the motorways, where cigarettes form a high proportion of sales — is that upward or downward changes in indirect taxation alter the balance of advantage between landlord and tenant. Much of the troubles so far as the catering franchises on the motorways are concerned has been that these contracts seem to have been drawn up without the parties being aware of the complexities.

An impediment to the wider spread of turnover leases is said to be the lack of knowledge of the retail trade on the part of landlords. In Capital and Counties' Victoria Centre, the company obtained a retailing expert from outside the group. It is a little hard to believe that a property company has enough knowledge of conditions in the retailing trade to be able to build a profitable shopping centre, but insufficient to negotiate with a prospective tenant.

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NORTHGATE, N.W.8. 4th floor flat in well known block immediately opposite Regent's Park. 2 double bedrooms; reception room; kitchen and bathroom. In excellent order throughout. Long leases at £50 p.w. £14,750 to include carpets, curtains, etc.

WELLINGTON HOUSE, N.W.3. First class flat in recently constructed block. Double reception room with balcony; 2 double bedrooms; kitchen; bathroom; shower room; 5th floor. 99 year lease. £17,950 to include carpets, curtains and kitchen equipment.

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CROFTDOWN ROAD, N.W.5. Last house remaining in very attractive development of new houses close to Highgate Village and Parliament Hill. Large reception room; 3 bedrooms; bathroom; shower room; kitchen/dinette; double garage; full central heating. Lease 99 years. Price £15,950.

HYDE PARK ESTATE, W.1. A very fine house situated in the midst of this quiet residential area. 6 bedrooms; dressing room; 3 bathrooms; 3 reception rooms; large kitchen; roof terrace; patio garden; garage; gas fired c.h. Long lease. £47,500.

TOWNSEND ROAD, N.W.8. Modern terraced house with very attractive gardens, kitchen; garage; full gas c.h. Long lease. Price to include carpets and curtains. £21,500.

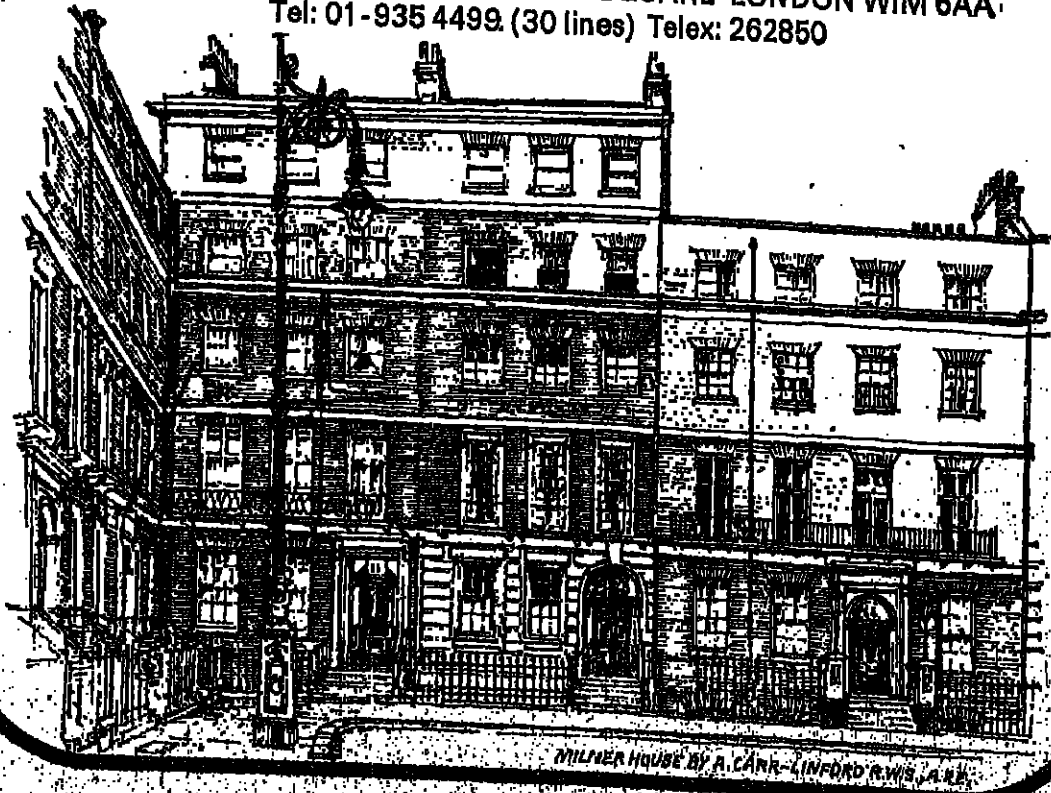
CAMDEN ROAD, N.W.1. Substantial investment property close to Camden Town Station. Two houses combined to provide 22 rooms; 17 kitchens; 5 bathrooms; large gardens. Currently let in furnished units producing gross income of approximately £5,000 p.a. Price required for Freehold interest £40,000.

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MARKET SECTION

Continued from page xxi

erty matters in the daily press and economic journals is now so specific that any property owner vaguely interested in finance cannot help but be influenced and so question his own present position. The result is that many firms are turning to the surveying profession for advice. This often conflicts with the habitual thoughts and inbred tendencies of the more conservative property owner, but since even they are well aware that the market has changed, this advice often bears fruit none the less.

The future is likely to hold a greater number of transactions of this nature and also an increasing participation by owners in the development of their own property, perhaps even to the point where the owners themselves join together in a consortium to develop their adjoining properties for their mutual benefit, acting not with established developers but through their own consultant surveyors and architects.

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Over the last three months we have witnessed unusual trends in the sale of residential houses in the Hampstead, Hampstead Garden Suburb and surrounding areas. There has been a definite shortage of houses and flats which has generally resulted in very quick sales for property owners.

A number of homes have been sold prior to auction, including 48 Shelton Avenue, 3 and 5 Bracknell Gardens, 25 Church Row and 11 and 12 The Grove.

At present the market can be summarised in six words: "An urgent need for more property." Prices are continuing to rise and under the present circumstances this must be the pattern for at least the next six months.

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One of four Georgian houses on the City borders, near Sadler's Wells, Chesherton and Sons for the New River Company

A bull market again?

Tenants and investors are still readily found for first-class property. On the other hand, reluctance to invest in anything other than prime situations, except at proportionately higher yields, has become increasingly more evident.

Shop property in first-class positions still attracts potential tenants at very competitive rents. These prime investments are sold to show less than a 6 per cent yield on occasion.

Office investments in recognised locations are now much favoured by the institutional investor. New schemes which are totally unlet can be more difficult to finance, even with a major developer's guarantee. The levelling off of City rents now seems a fact but other areas, noticeably Holborn, have shown sharp increases over the past few months as the rent differential has finally been realised and taken advantage of.

Industrial property is in reasonable supply except in the most sought-after areas, but older property remains difficult to dispose of. The higher yields obtainable on this type of property, rather than shops or offices, have previously been caused by the large supply of industrial investments, as companies have sought to raise finance in a period of tight credit facilities. As the credit position improves a commensurate lowering of yields is to be expected, although the investor must be even more selective in his choice of building location.

Dependant on the economic climate, we could be on the verge of a bull market yet again, although at the present time the apprehension of the immediate past remains a strong influence.

CONRAD, RITBLAT & CO.

Our experience indicates that investment in all forms of property has increased since the Budget in April. Recent fluctuations in share values on the Stock Exchange have led buyers to turn to the steadier growth of bricks and mortar and agricultural land, rather than the uncertainties of stocks and shares. Despite forecasts of the Financial Press index climbing back into the 400s, the trend seems likely to continue.

Commercial property is in demand as an investment and as a store of value. Particularly shops and offices are in demand. Prices are continuing to rise and under the present circumstances this must be the pattern for at least the next six months.

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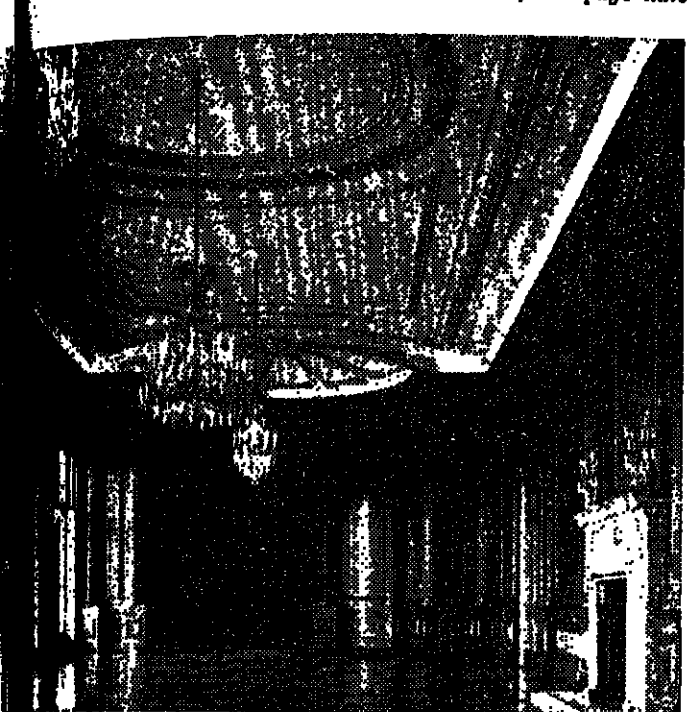
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MARKET SECTION

Continued from page xxii



balcony at Wilanhurst, Highgate, to be developed. Agents: Benham and Reeves

and for transport and has a private entrance.

rental rents have also risen, not to the extent as for houses now stand at an average of 80p per square foot as compared to last year's figure of 75p per square foot.

As a result, the residential market is expected to be a steady one.

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perencing an insatiable demand for houses and flats, coupled with a severe lack of available properties. Prices of houses, flats and maisonettes in North and North-West London have reflected the current shortage and have risen in the last six months by between 10 and 15 per cent.

This shortage has caused land prices to rise sharply but developers are aware of the fact that subsequent units will sell at increased prices sufficient enough to provide them with a satisfactory return.

MICHAEL BERMAN & CO.

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an easing of mortgage funds from building societies and other institutional sources. However, the number of properties which Druce & Company have coming into the market has fallen well short of the demand, with a resultant sharp rise in prices. There would not appear to be any reason to suggest that this trend will alter in the coming year.

Commercial and industrial investments are seeing the same steady rise in prices due to higher rents and costs of construction rather than a change in interest rates. One office building which Druce has for sale in Grosvenor Street has increased in price from £300,000 to £400,000, with a number of property companies being prepared to exceed even this figure.

DRUCE & CO.

Continued on page xxvi

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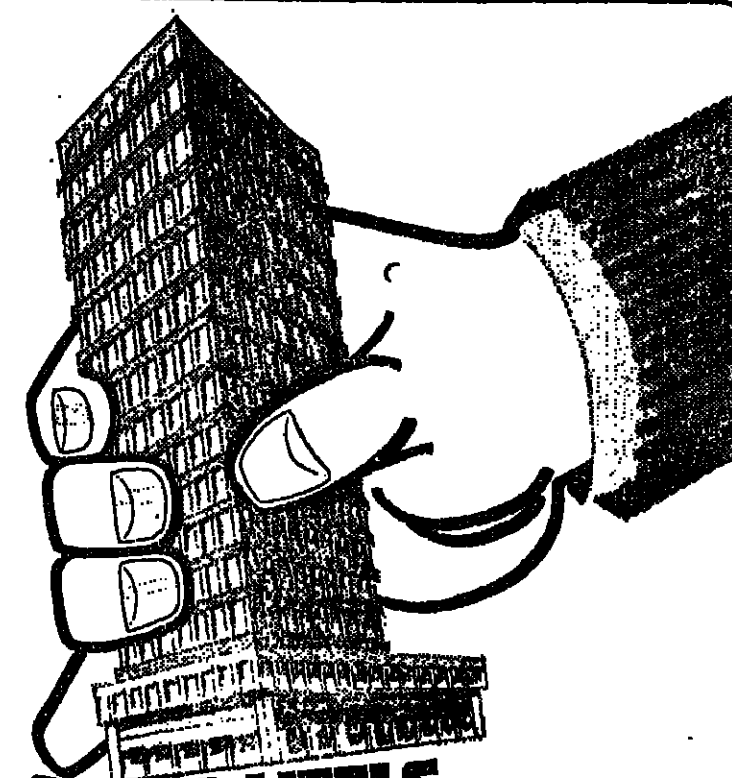
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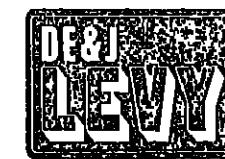
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Particulars of all these properties and many others
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MARKET SECTION

Continued from page

**After the hotel scramble**

There has been a tremendous increase in the number of hotel projects started within the London area. In some cases owing to the Government rulings regarding the qualifications for grants, this has resulted in a considerable number of schemes being started too soon and probably without sufficient preparatory work being done, either by the architects or by the planners. It remains to be seen whether this unnecessary time limit imposed on developers will result in poor quality and ill-considered hotels being produced in the future.

General trends indicate a far more sophisticated approach to the development of trading estates, by both developers and consumers in their selective choice of buildings. General standards in construction are improving dramatically with a very definite eye on the implications of the Common Market.

Building costs are also increasing for this type of accommodation and rental values are rising accordingly, particularly in the London area and the south of England.

Office developments continue to be of great interest in the commercial field and standards by tenants are rising continually. Air-conditioning in office developments is now being regarded as standard equipment rather than luxury for selected buildings. This is required not because of climatic conditions but because of the very serious external sound problems in our modern environment.

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Magnet of the North

Demand for industrial and commercial premises in the North-West and the West Riding of Yorkshire continues without abatement. There is a considerable variety of accommodation of post-war premises and new industrial estates, together with the older textile mills that have become surplus due to rationalisation. Industrialists have appreciated the favourable position of the North-West relating to the motorway system as it exists now and as it will dramatically improve when final linking to M1 and M6 is completed. There are obvious economic advantages in being able to obtain substantial floor areas on rental or purchase terms which are fractional to the South-East equivalent, and with access to large pools of willing labour.

The continued good relationship between northern industrial property agents, the local authorities and such bodies as the North-West Industrial Development Association have undoubtedly assisted both vendors and incoming industrialists in the smooth establishment of new projects.

JOHN BATTERSBY & SON

Villa on the El Madronal estate at San Pedro de Alcantara, near Marbella, Costa del Sol, Spain. London agents: Overseas Property Consultants Knight, Frank & Rutley

While the office letting market during the past year has been quite active, there has been a noticeable slackening in demand for top rented office accommodation. Many organisations, traditionally bound to the Central Area, in particular the City, are now seriously considering the possibilities of moving further afield.

Considerable savings can be achieved by decentralisation, and rentals in the suburbs, as a result, have risen to as high as £3 per square foot for a first-class building, which compares with £8-£10 per square foot for a similar building in the Central Area. One of the problems besetting major organisations considering decentralisation is retention of staff. However, many staff members prefer working in the suburbs and, in particular, avoiding daily travel frustrations.

As a result of such moves, it may be predicted that the next year or two will see a levelling out in rentals with a smaller discrepancy between the suburbs and the Central Area.

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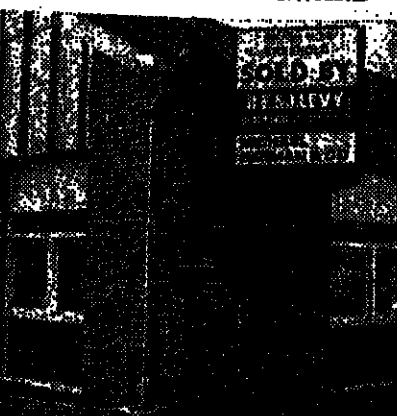
Too few properties

This year we have a very good record for the sale of houses and flats. But there is a definite shortage of instructions: too many purchasers are chasing too few properties.

Often buyers are local people who need to expand to a larger property but finding the right house in the right position is not easy and consequently there is an initial reluctance to place a property on the market until another house has been found. On the other hand, newcomers to an area with no property to sell, are in a favourable position to buy quickly, thus absorbing and reducing the number of available properties.

Undoubtedly the situation at the moment makes it a sellers' market and, coupled with the present ease in obtaining finance, it can be expected that a trend towards increased prices will follow. At present the lowest prices on our books at St. John's Wood for a modern two-roomed flat is £10,750, and the lowest-priced modern six-roomed town house £28,500.

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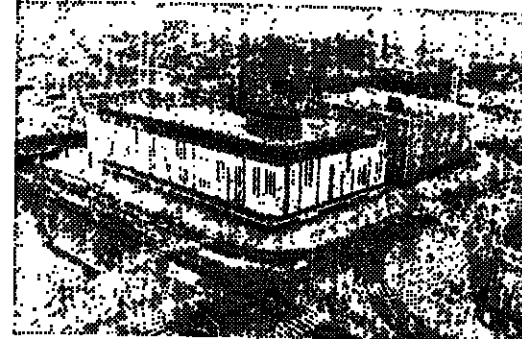


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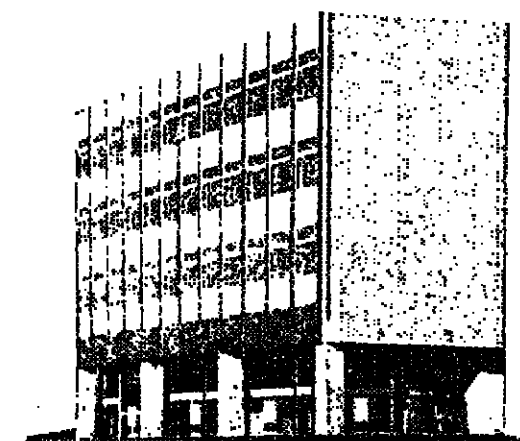
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SPORTS NEWS

Cricket added to Maccabiah

The Maccabi World Union is to apply immediately for full membership of the World Zionist Organisation as "a non-political and non-party youth movement which subscribes wholeheartedly to the 'Jerusalem Programme'."

"We look forward to becoming part and parcel of the WZO, with the same status and rights as other non-party constituent groups, such as WZO," MWU chairman Pierre Gilde-galle told me last week and

From JACK LEON—Tel Aviv

after the movement's executive had unanimously taken their historic decision during the Maccabi jubilee leadership convention at the Maccabiah Village in Ramat Gan.

Earlier, the International Maccabiah Games Committee — which also convened within the framework of the convention — announced that the ninth Games will be held in Israel in July, 1978, and will last for a record three weeks.

The ninth Maccabiah will probably see the addition of cricket to the sports programme for the first time. Otherwise, the 20 sports to be contested will be the same as at the last two Games.

The MWU executive also voted to build an international youth jamboree in Israel concurrently with the ninth Maccabiah. At least 600 youngsters from most of the movement's 32 territorial organisations are expected to participate, with British Maccabi contributing one of the biggest contingents.

Twenty-one countries on every continent were represented at the week-long convention which ended on Tuesday. The seven-strong British Maccabi group led by Mr. Gildesgalle was the biggest of the overseas delegations.

FOOTBALL

Players sought

Wingate are to run an under-18 side in the Finchley Youth League next season in an effort to groom young Jewish players for their Athenian League teams.

Players of a good standard who are interested in joining Wingate's new team are invited to contact Mr. Primhak at 3 Beech Drive, East Finchley (or telephone 865 4506). Those players who join the club will enjoy all the training and social facilities offered to senior team members.

WIMBLEDON TENNIS

Okker's brilliant win

Tom Okker, the Dutch champion, had a convincing win over the Czech Jan Kodess, in the first round of the men's singles at Wimbledon.

The win was all the more remarkable since Kodess recently won the French championship for the second successive year. Okker won in straight sets, 6-3, 6-3, 6-3.

Outstanding features of Okker's storming success were accurate service—he won the match with an ace down the centre—superb volleying and clever lobs. His ground strokes were equally effective.

Julie Heldman, of the United States (who recently won the John

Player tournament), beat her fellow American Miss K. Pigeon after dropping the first set 4-6. She won the other two sets 6-2, 6-2.

In the Rodman's London grass court championships at Queen's Club, Kensington, last week, Okker sharpened his game with American Marty Riessen in their continuing doubles success, beating Stan Smith and Erik Van Dillen, both of the USA, 6-6, 4-6, 10-8 in the final.

Sandra Okun failed to gain a Wimbledon quality place at the Bank of England ground, Roehampton. She beat Brazilian Miss G. Schroeder 6-1, 6-2, but lost 3-6, 0-6 to Miss B. Voel of the USA.

ATHLETICS

Betsy's new record

By ALF WILKINS

Sixteen-year-old Betsy Lyons (Barney and district) completed a good double in the Middlesex County Intermediate girls' championships at Hendon. She won the shot put with a new championship record of 36 ft. and came first in the discus with a throw of 104 ft. 10 ins.

Miss Lyons also competed in the southern women's championships at Watford, where she recorded a season's best in the shot put with 36 ft. 7 1/2 ins., exactly two feet more than the winner of the Inter-

mediate women's shot-put event. In the first annual national veteran's track and field championships at Derby last week, Dave Shor (Woodford Green) showed he is still in splendid form: he was an easy winner of the 10,000 metres race for the over-60s. His time of 38 mins. 27 secs. was almost two minutes ahead of his nearest rival.

Harold Abrahams and Arthur Gold were re-elected chairman and secretary respectively at the annual meeting of the British Amateur Athletic Board in Edinburgh.

Cabby-builder

Sir,—I hope you will allow me to correct and add to your interesting item, "Veteran Cabby" (Incidentally page of your June 4 issue). Mr. Bragman cited Edgar Cohen as having introduced the first motor cab into London, which in fact he did. But though he certainly merited the reputed knight-hood more than many a knight, yet in fact the honour was never bestowed on him.

More interest than the above introduction of the taxicab attaching to Edgar Cohen is the fact that it was he who was the promoter of Harrod's Stores—an account of which may be read in the autobiography of his daughter, Milida Brighton.

(Mrs) BETH ZION ABRAHAM, 33 Neville Court, N.W.8.

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TRAVEL

Belgium is ideal for family holidays

DAVID PELA

Family habits have changed little in the past 15 years. The advent of the motor car and the advent of the motor car have made it possible to reach most of the tourist centres of Western Europe in a couple of hours.

Belgium, which is a small country, is a very attractive holidaymaker's destination. It has a rich market has dwindled, but it has much to offer. It is a lively holiday.

The independent traveller will

find no difficulty in reaching Belgium. The motorist has regular car-ferry services from Dover and Harwich to Ostend, while Towns- end Ferries plies between Dover and Zeebrugge. And there are scheduled flights from Ashford, Southend, Gatwick and Luton.

There are numerous package tours from Britain. A typical 8-day holiday at Knokke during the height of the season, with accommodation at a good-class hotel, would cost about £40. But inclusive holidays can be had at much lower rates. Knokke is the only Belgian coastal centre with a kosher hotel.

The Grand Hotel Motke, delightfully situated on the seashore, has for long been popular with Jewish tourists.

Continued on next page

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Non-rebel with a cause

GLORIA TESSLER

Being student leader to 150,000 Jewish student leaders in the Western world is a role unlikely to daunt Yonah Yehav. Not that the 27-year-old secretary of the World Union of Jewish Students has much time, between desk-work, telephone calls, and periodic trips to Europe and the USA, to ponder the question. To the snappy, red-shirted, black-haired sabra lawyer from Haifa, it is not so much a problem, more a mission.

"Look, I'll tell you what I don't want to be when I go back to Israel," he volunteers. "A lawyer. I want to go into public life. But I felt obliged to accept this post and postpone my career. As an Israeli who is conscious of his Jewishness I am willing to donate a few years to working in the diaspora and help to close the gap between Israel and the Jewish people." He is also president of the International Union of Israeli students abroad.

This vision of his role and work has subtly changed WUJS' trend in recent months away from politics and towards a philosophy and religious consciousness. It is reflected in its literature and activities as well as in the evocative, if garish posters which adorn the office walls, calling for a return to religion through meetings and seminars.

It isn't that Yonah wants to make Chasidim out of the students. But he is worried about their lack of

religious knowledge and concerned that they should study Talmud with at least as much gusto as Karl Marx. WUJS is distributing 330 sets of Talmud and printing a new edition in Spanish.

The Holocaust is another obsession with him. "I was aware that Israelis are ignorant about it, but I am shocked that there is so little knowledge in the diaspora," he remarks. "Jewish educationists are not keeping in touch with the young. We're planning a seminar on Jewish resistance to commemorate the Ghetto uprising at Reading University in July. But look at the response—only 15 people have applied to come!"

Yonah has other worries too. There are about three quarters of a million Jewish students in the West whom WUJS does not reach. There is Soviet Jewry, on whose behalf he has taken an educational line. "It's not enough to shout: 'Let My People Go!'—you have to teach them about Judaism. We've sent them copies of the Hagadah—of course I can't tell you how—we're planning a theatre on works smuggled out of Russia. Public opinion gets fed up with demos, so we have to try other means."

There are the non-affiliated Jewish students in Yugoslavia, India, Greece and Ethiopia whom he would like to contact.

The weight of such worries is lessened by the robust good humour shared between Yonah and



his two fuzzy-haired, volatile colleagues, Joel Harris, the educational secretary from the USA, and Eddy Rauch, the chairman, from Chile. Next door in an office bluntly marked Joel and Eddy they all sit around a large table animatedly pasting up the next issue of WUJS' quarterly journal.

Back in his own office, Yonah analyses his view of the Jewish renaissance in the USA, as typified

by the Jewish secession from the anarchist group, the Weathermen and the decline of the New Left. "There has been a renaissance among the Jewish people in America of the traditional Jewish life style. It has emerged through Jews reacting as Jews to the world's horrors," he explains. "Even Bob Dylan changed his name back to Zimmerman and is returning to Judaism."

in·brief

• The AJY has published a directory of youth clubs in London. Sponsored by Jewish Youth Organisations, it is a comprehensive listing of about 200 groups, should prove an invaluable club-hunters in the area. Available from Warren House, Francis Trevelyan at the AJY.

• Kilburn Polytechnic Society is to hold its 10th anniversary concert at the House on Tuesday, August 3, 1971. The concert will be supported by Byzantium, Gideon Wagner and his band. The concert will be among the group.

• Opera singer and actor Joan Turner, disc jockey Kash and the Mayor and his band, will be performing at the Royal Albert Hall on Sunday, July 4, 1971. The concert will be supported by the Royal Albert Hall and the Mayor and his band.

• Excavations at the Wall, begun earlier this year, have revealed the remains of a Roman wall, which is the end of the Roman wall.

• The Footlights Club presented a double bill of comedies in London last night. The comedies were "The Seaside" and "The Seaside" by the end of the club.

• Hackney Alex Amis, a socialist and Marxist, was elected to the London Council last night. He is the first socialist to be elected to the London Council.

• Stanmore Keats School (SKE) is a school for the gifted and talented. It is a school for the gifted and talented. It is a school for the gifted and talented.

• A woman has been elected to the London Council last night. She is the first woman to be elected to the London Council.

• The Rumanian journal, Romanul, attempts to justify the outrages committed against the Jews in Rumania by placing them in juxtaposition with the recent violent excesses against the Jews in Odessa. It argues that as the same outrages complained of occurred in Odessa as in Rumania, it would appear that there existed a justification for them. It asks why have not European governments protested against the treatment of the Jews in Odessa in like manner as they had protested against their treatment by the Rumanians? The Rumanian Post, a very liberal paper, replies to this argument by stating that the excesses in Russia will be severely dealt with; and, secondly, that the Russian Government is bound to make some compensation to the sufferers, which the Rumanian Government had not done.

100 YEARS AGO

Jewish Chronicle, June 23, 1871

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50 YEARS AGO

The Zionist Position... The Zionist Position... The Zionist Position...

Glasgow rabbi barred from cemetery pulpit

From our Correspondent

An order banning Rabbi Hillel Avidan, minister of the Glasgow Synagogue (Reform), from the pulpit of the synagogue, was issued by the Glasgow City Council on Tuesday. The order was issued by the Glasgow City Council on Tuesday. The order was issued by the Glasgow City Council on Tuesday.

Rabbi Avidan claims that when he served the New Synagogue, he was barred from the pulpit of the synagogue. He claims that he was barred from the pulpit of the synagogue. He claims that he was barred from the pulpit of the synagogue.

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Southend shiva furore after cremation

From our Correspondent

A bereaved Southend family has been refused shiva facilities by order of the local minister, Rabbi Pinchas Shebbon.

The family, members of the Southend Orthodox congregation, had conducted a burial by cremation and desired to sit shiva, but were unable to receive assistance from the authorities of their congregation.

Speaking from the pulpit on Shabbat, Rabbi Shebbon warned the community: "No rabbi can be expected to be a party to such outrageous disregard for the basic tenets of Jewish law."

National talks on meat sales

Jewish Chronicle Reporter

The National Council of Shechita Boards is to call an urgent meeting at its London headquarters of all ecclesiastical authorities to discuss the sale of pre-packed kosher meat in supermarkets and other shops.

Mr S. Needoff, of the Manchester Shechita Board, said at Monday's meeting of the council that shechita boards urgently wanted to obtain permission for such sales, since at present pre-packed meat was being sold in supermarkets without ecclesiastical authority.

Dublin Zionists deny plot

From our Correspondent

Allegations of "Zionist influence" in Dublin, made by the Irish Arab Society, have been categorically denied by the public affairs committee of the Jewish Representative Council of Ireland. The society had publicly alleged that the recent last-minute cancellation of a hotel booking for one of their meetings, as well as damage to their information office in Dublin, were instigated by local Zionists.

At the annual confirmation service of the Brighton and Hove Liberal Jewish Synagogue, Rabbi John Rayner, senior minister at St. John's Wood, told a young people and a large congregation that to be a Jew was "the most precious gift of all."

"In this country," said Rabbi Rayner, "we are not constantly threatened. The society in which we live is not hostile to us. We enjoy freedom and prosperity."

Manchester rabbi urges return to tradition

Jewish Chronicle Reporter

Reform synagogues have been warned by the minister of the Manchester Reform Synagogue, Rabbi Dr P. Selvin Goldberg, that they cannot divorce themselves from tradition any more than the branch of a tree can divorce itself from its trunk.

Dr Goldberg believes that a concentration in the last generation on philanthropy, foreign relief and Jewish defence has persuaded many Jews not only that these represent the essence and totality of Judaism, but that they are also the true means of our survival. "This is a dangerous delusion," he told the Reform movement at their conference in Brighton.

These activities, though commendable, necessary and worthy, were not the roots of Jewish life. "Our Jewish life in Britain will wither and dry-rot if we set in, unless the tree sends its roots deep down into the rich soil of Jewish faith and Jewish learning."

"Without a vital religion and a replenishing Jewish education and scholarship, Jewish movement will flounder on the twilight zone of drift," until some unforeseen storm breaks over it, attacks its weaknesses and shatters it beyond repair."

Two extensions, the second completed only last year, had been added to the synagogue and the third, a "tremendous amount" of money.

Ajex outing for 250 war veterans

Jewish Chronicle Reporter



Music in the sun from the Egham and district band

A Roman Catholic veteran of the First World War wheeled his chair towards me at Sandown Park racecourse on Sunday and declared: "Your Jewish ex-Servicemen could not do more for us—they are wonderful."

Shool transplant?

With the rejection of the Rev Jeffrey Cohen as senior minister of the Childwall Synagogue, Liverpool, the congregation is now without a senior officiant, a secretary and a headle. It does, however, have a sufficiency of regular worshippers.

Princes Road Synagogue, on the other hand, acknowledged as perhaps the most beautiful in the country, has a full complement of clergy and officials, but often has difficulty in raising a minyan.

It has been suggested that the Princes Road building in the centre of Liverpool should somehow be transplanted in Childwall, where most of its members live anyway. But technological problems—as well as financial and political ones—would seem to rule out the idea, unless the members could agree to a bit of give and take.

The Egham and district band played on the paddock during the afternoon, as Ajex members and their wives distributed fruit, cakes, sandwiches and beer and, later, a fine supper.

MAN IN THE NEWS

Robert Weltsch

Robert Weltsch, who celebrated his 80th birthday on Sunday, was the man who made the yellow star a badge of honour.

His name will always be remembered for the famous editorial he wrote for the Berlin journal, Juedische Rundschau, in April, 1933, entitled "Tragt ihn mit Stolz den gelben Fleck" (Wear with pride the Yellow Badge).

As editor of that journal, Mr Weltsch courageously persisted in

reporting and criticising the evils of Nazism for five years after Hitler came to power in 1933.

After his paper had been confiscated and closed down several times, Mr Weltsch left for Palestine in 1938 and joined the staff of the daily Haaretz. He came to London as its correspondent after the war.

Mr Weltsch is chairman of the Leo Baeck Institute in Britain and edits its year book.

Two-floor extension for Stepney clubs

Jewish Chronicle Reporter

A two-floor extension to Stepney Jewish Clubs and Settlement, providing extra facilities for kosher meals on wheels and a new community centre for immigrant and non-Jewish needs, is expected to be ready before 1973.

A £5,000 donation by Mr Wilf Morris, in memory of his parents, has been backed by the promise of substantial financial support from the Borough of Tower Hamlets. An application for a capital grant is now being made to the Department of Education and Science through the ILCA.

At the dedication of the site by the Rev Nathan Bergerman, Mrs James de Rothschild, who is to retire from her 24-year-long presidency of the Settlement, described Mr Morris's donation as "mannas in time of need."

Mr Victor Altschorn gave a pledge that the 1,350 kosher meals which went out on vans each day—over 60 of them cooked by the premises—would be doubled. The extension would also provide facilities for meals on waiting-lists both for meals and for club premises.

Around London

A performance of "Bedtime and Butter" at the Hampstead Theatre Club presented by Group 70, Aviv's first main function, netted about £600 in aid of Wizo projects.

A consecration service was held at the Wembley Synagogue for the dedication of a sefer Torah, stained-glass windows, and appurtenances which had been donated. The service was conducted by the Rev A. M. Lev together with a choir under the direction of Mr L. Jackson, and the address was given by Rabbi M. Berman.

Alderman M. Fidler, MP, president of the Board of Deputies, was the guest of honour at the annual prize-distribution for pupils of the Wembley Synagogue Hebrew School. Mrs Fidler distributed the awards. Mr J. Simpson, chairman of the education committee, presided.

Mrs Amélie Jakobovits, wife of the Chief Rabbi, was the guest of honour at the annual luncheon on Tuesday of the Golders Green Synagogue Ladies Association. She spoke mainly about her trip with the Chief Rabbi to Australasia and stressed the vitality and hospitality of Antipodean Jewry. Mrs Eugene Newman presided.

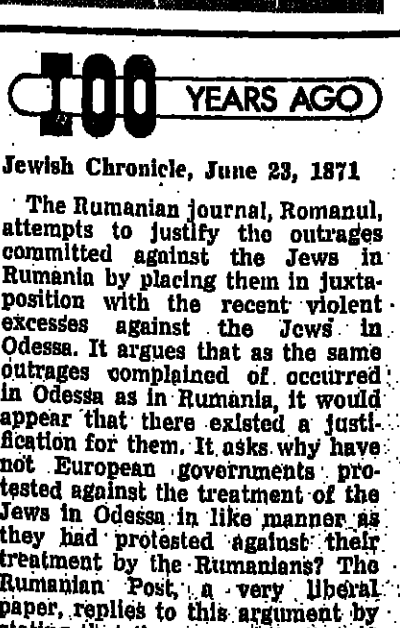
Over 200 persons attended the annual reunion of Norwood Old Scholars, held at the Norwood Homes. The service was conducted by Bernard Silverman and the address given by Professor Roland Benson, of Manchester University. At tea, the chairman of the scholars' association, Mr Vic Reuben, welcomed the guests and a former vice-chairman, Mr Jack Shiner, presented Mr Herbert Bucno de Mosquita with a cheque for £1,000 for the Norwood Charitable Trust.

The talented Hashoshanim singing group below, who hail from Manchester Bnai Akiva, has gone professional. Recently they entertained a 400-strong gathering at Bnai Akiva's Yom Yerushalayim celebration in London, where the audience joined in the rhythm.



Mr J. C. Gilbert installing Mr David Stone as president of the Bnai B'rith First Lodge of England at the lodge's annual dinner in London last week.

in·parentheses



in·parentheses

Synagogue elections

United

Barnet—M. Hoffman, J. Spektorov, wardens; B. Goodman, financial representative. Bromley—A. Jackson, M. Scharna, wardens; J. Less, financial representative. Catford and Bromley—E. I. Jacob, S. B. Courman, wardens; A. Rubins, financial representative. Mill Hill—J. Lewis, D. Brill, wardens; I. Polus, financial representative.

Federation

Avonmouth Shalom (Neasden)—S. Angel, president; M. Woolf, vice-president; Dr C. N. Faith, M. Flisberg, wardens; W. Davis, M. Glenville, financial representative. Congregation of Jacob—Dr M. Godfrey, president; Dr I. Cohen, E. Fay, vice-presidents; M. Glucksmann, treasurer. Finchley Central—J. Litman, president; M. Landau, vice-president; H. D. Rosenthal, W. Ungar, wardens; J. Greenfield, J. Clarke, president; L. Sincich, treasurer; N. Simons, warden.

Hford—S. W. Stuart, chairman; S. Newman, financial representative; R. Joseph, S. Lipman, wardens. Leytonstone and Wandsworth—S. Kalms, president; B. Barnett, S. Kalms, financial representative; S. Kalms, financial representative. Montague Road Beth Hamedrash—J. Loksy, president; W. Bernstein, vice-president; S. Goldstone, treasurer; M. Cohen, S. Lewis, wardens. Notting Hill—J. Portnow, chairman; H. Martin, S. Mendel, wardens; B. Sorokin, treasurer.

Oliver Street—A. Hilburn, president and warden; A. Cohen, financial representative and warden. Shepherd's Bush and Fulham—M. Weintraub, president; M. Porte, treasurer. Woodford—W. Goodman, J. M. Gans, wardens; Dr L. Seft, financial representative. Yekestron (Edgware)—D. Dolinsky, L. Katz, wardens; J. Weisberg, financial representative.

Reform London—A. Schurmann, chairman; L. E. S. Benaim, treasurer; M. H. Lefevy, S. L. Isaac, treasurer.

